Approved	. ·	Mayor	Ager Item No.
Veto			5-6-03
Override			

CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

4(M)

RESOLUTION NO. R-418-03

RESOLUTION ADOPTING REDEVELOPMENT PLAN REGARDING CERTAIN GEOGRAPHIC AREA BOUNDED BY S.W. 288<sup>TH</sup> STREET ON THE SOUTH, S.W. 137<sup>TH</sup> AVENUE AND FLORIDA TURNPIKE ON THE EAST, S.W. 268<sup>TH</sup> STREET AND 1<sup>ST</sup> ROAD ON THE NORTH AND OLD DIXIE HIGHWAY ON THE WEST FROM NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AND MAKING CERTAIN FINDINGS WITH RESPECT TO SUCH REDEVELOPMENT PLAN AND SUCH GEOGRAPHIC AREA

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969 during its 1969 Legislative Session, which enactment is presently codified in the Florida Statutes as Part III of Chapter 163, Florida Statutes, as amended from time to time (the "Act"); and

WHEREAS, all powers arising through the Act are conferred by the Act upon counties with Home Rule Charters, which counties in turn are authorized to delegate certain of such powers to a community redevelopment agency created pursuant to the Act; and

WHEREAS, on July 21, 1998 the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. R-847-98 which resolution declared a certain geographic area of the County known as Naranja Lakes and bounded by S.W. 288<sup>th</sup> Street on the south, S.W. 137<sup>th</sup> Avenue and Florida Turnpike on the east, S.W. 268<sup>th</sup> Street and 1<sup>st</sup> Road on North and Old Dixie Highway on west, such area being more particularly described in the attached Exhibit "A" and incorporated herein by this reference (the "Naranja Lakes Community Redevelopment Area" or "Redevelopment Area"), to be a slum or blighted area, declared the rehabilitation, conservation or redevelopment, or combination thereof to be necessary in the interest of the public heath, safety, morals or welfare of the residents of the Redevelopment Area and the County and found the need for the creation of a community redevelopment agency; and



### **MEMORANDUM**

(Revised)

TO:

Honorable Chairperson and Members

**Board of County Commissioners** 

DATE:

May 6, 2003

FROM:

Robert A. Ginsburg

**County Attorney** 

SUBJECT: Agenda Item No. 4 (M)

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· · · · · · · · · · · · · · · · · · ·	"4-Day Rule" ("3-Day Rule" for committees) applicable if raised
	6 weeks required between first reading and public hearing
<u>and and</u> states.	4 weeks notification to municipal officials required prior to public hearing
	Decreases revenues or increases expenditures without balancing budget
<u> </u>	Budget required to a second of the second of
	Statement of fiscal impact required
1 ( ) ( ) ( ) ( ) ( ) ( )	Bid waiver requiring County Manager's written recommendation
	Ordinance creating a new board requires detailed County Manager's report for public hearing
-	Housekeeping item (no policy decision required)
	No committee review

WHEREAS, the Board, pursuant to Ordinance No. 02-216 enacted on October 22, 2002, created the Naranja Lakes Community Redevelopment Agency (the "Agency"), appointed members to be the members of the Agency, granted the Agency the power to initiate, prepare and adopt a redevelopment plan, subject to approval by the Board; and

WHEREAS, the Agency submitted such plan to the Department of Planning and Zoning of Miami-Dade County, sitting as the local planning agency of the County and the local planning agency reviewed said redevelopment plan and submitted its written recommendations with respect to the conformity of the proposed community redevelopment plan with the comprehensive plan for the development of the County as a whole; and

WHEREAS, the Agency approved and adopted the Naranja Lakes Community Redevelopment Plan (the "Plan"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by reference and the Agency has submitted the Plan, together with its written recommendations for approval, to the Board and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the Redevelopment Area; and

WHEREAS, the Agency has requested that the Board approve the Plan; and

WHEREAS, the Board has at this meeting conducted a public hearing with respect to the findings, conclusions and other matters set forth in this ordinance; and

WHEREAS, the County is sympathetic to the needs of the Redevelopment Area to reverse the decline which has occurred in the Redevelopment Area; and

WHEREAS, the Board desires to accomplish the purposes outlined in the memorandum from the County Manager, a copy of which is attached hereto, for the reasons delineated therein,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board hereby accepts the delivery of the Plan delivered to it by the Agency. This Board hereby finds and determines that:

- The rehabilitation, conservation or redevelopment or a combination thereof of the Redevelopment Area is necessary in the interest of the public health, safety, morals and welfare of the residents of the County and in the interest of implementing the Act by rehabilitating and revitalizing the area economically and socially, thereby inhibiting the spread of disease and crime, and *inter alia* improving the tax base, promoting sound growth, and providing improved housing conditions.
- (b) A feasible method exists for the location of families who will be displaced from the Redevelopment Area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families.
- (c) The Plan conforms to the general plan of the County as a whole.
  - (d) The Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.
  - (e) The Plan will afford maximum opportunity, consistent with the sound needs of the County as a whole, for the rehabilitation or redevelopment of the Redevelopment Area by private enterprise.
  - (f) If the Redevelopment Area consists of an area of open land to be acquired by the County to be developed in whole or in part for residential uses such area may be acquired because it is hereby determined that: (i) a shortage of housing of sound standards and design which is decent, safe, affordable

to residents of low or moderate income, including the elderly, and sanitary exists in the County; (ii) the need for housing accommodations has increased in the area; (iii) the conditions of blight in the area or the shortage of decent, safe, affordable and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, safety, morals or welfare, and (iv) the acquisition of the area for residential uses is an integral part of and is essential to the program of the County.

If the Redevelopment Area consists of an area of open land to be acquired by the County so as to be developed in whole or in part for non-residential uses such area may be acquired because it is hereby determined that: (i) such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives; (ii) acquisition may require the exercise of governmental action as provided in the Act because of: defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land; tax delinquency; improper subdivisions; outmoded street patterns; deterioration of site; economic disuse; unsuitable topography or faulty lot layouts; lack of correlation of the area with other areas of the County by streets and modern traffic requirements; or any combination of such factors or other conditions which retard redevelopment of the area; and (iii) conditions of blight in the area contribute to an increase in and spread of disease and crime or constitute a menace to public health, safety, morals or welfare.

Section 3. This Board hereby further finds and determines that: (a) the Plan conforms to the comprehensive plan for the County as prepared by the local planning agency under the

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(g)

Local Government Comprehensive Planning and Land Development Regulation Act (as determined by the Department of Planning and Zoning in the memorandum dated February 13, 2003, attached hereto as Exhibit "C"); (b) the Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation as may be proposed to be carried out in the Redevelopment Area, zoning and planning changes, if any, land uses, maximum densities and building requirements; (c) the Plan provides for the development of affordable housing in the area, or states the reasons for not addressing in the Plan the development of affordable housing in the area; (d) the Plan conforms with the Act; and (e) the Plan is necessary in the interest of the public health, safety, morals and welfare of the residents of the County and will effectuate the purposes of the Act by revitalizing the Redevelopment Area economically and socially, thereby increasing the tax base, promoting sound growth, improving housing conditions and eliminating the conditions which the Florida Legislature in the Act found constituted a menace which was injurious to the public health, safety, welfare and morals of the residents.

Section 4. This Board, after having conducted a public hearing on the matter for the purpose of giving all interested parties an opportunity to express their views, notice of which public hearing was published on April 20, 2003, in The Miami Herald, a true copy of which notice is attached hereto as Exhibit "D" and made a part hereof, and having made the findings expressed above, hereby approves and adopts the Plan for the Redevelopment Area in accordance with the Act. The Plan is hereby designated as the official redevelopment plan for the Redevelopment Area and it is the purpose and intent of the Board that the Plan, as the same may be amended and supplemented by the Board, be implemented in the Redevelopment Area.

The foregoing resolution was offered by Commissioner Katy Sorneson who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro	aye	Dr. Barbara Carey-Shuler	aye
Jose "Pepe" Diaz	absent	Betty T. Ferguson	aye aye
Sally A. Heyman	aye	Joe A. Martinez	aye
Jimmy L. Morales	aye	Dennis C. Moss	aye
Dorrin D. Rolle	L <b>aye</b>	Natacha Seijas	absent
Katy Sorenson	n aye garaga ka mada k Mada ka mada k	Rebeca Sosa	aye
	Sen. Javier D. Souto	boont	

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of May, 2003. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.



MIAMI-DADE COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as to form and legal sufficiency.

Geri Bonzon-Keenan

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By: KAY SULLIVAN
Deputy Clerk

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Approved.	M	ayor	• .		Item No.	5(Y).
Veto		•		7-21-9	8	
Override		•				
				-		•

RESOLUTION NO. R-847

RESOLUTION DECLARING CERTAIN GEOGRAPHIC AREA OF MIAMI-DADE COUNTY, FLORIDA KNOWN AS NARANJA LAKES AND BOUNDED BY S.W. 288TH STREET ON SOUTH, S.W. 137TH AVENUE AND FLORIDA'S TURNPIKE ON EAST, S.W. 268TH STREET AND 1ST ROAD ON NORTH AND OLD DIXIE HIGHWAY ON WEST TO BE A SLUM OR BLIGHTED AREA; DECLARING REHABILITATION, CONSERVATION OR REDEVELOPMENT, OR COMBINATION THEREOF, OF AREA TO BE NECESSARY IN INTEREST OF PUBLIC HEALTH, SAFETY, MORALS OR WELFARE OF RESIDENTS OF MIAMI-DADE COUNTY, FLORIDA; FINDING NEED FOR CREATION OF COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Legislature of the State of Florida enacted the Community Redevelopment. Act of 1969 during its 1969 Legislative Session, which enactment is presently codified in the Florida Statutes as Part III of Chapter 163, Sections 163.330 through 163.450 (the "Act"); and

WHEREAS, all powers arising through the Act are conferred upon counties with home rule charters; and

WHEREAS, on September 17, 1996 the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. R-1038-96 which resolution directed the County Manager to prepare a finding of necessity study for the Naranja Lakes area, such geographic area being more particularly described in the attached Exhibit A and incorporated herein by this reference (the "Naranja Lakes Community Redevelopment Area"); and

WHEREAS, Miami-Dade County, Florida (the "County") retained Joseph Middlebrooks and Associates, Inc. to prepare a finding of necessity study with respect to the Naranja Lakes Community Redevelopment Area, which finding of necessity study for the Naranja Lakes Community





### MEMORANDUM

Agenda Item No. 4(M)

TO: Honorable Chairperson and Members

**Board of County Commissioners** 

DATE: May 6, 2003

FROM: Steve Shiver

County Manager

SUBJECT: Naranja Lakes Community

Redevelopment Plan

### RECOMMENDATION

It is recommended that the Board of County Commissioners approve and adopt the attached Naranja Lakes Community Redevelopment Plan (the "Plan"). The Plan has been approved by Miami-Dade County's Department of Planning and Zoning, for conformity with the County's Comprehensive Development Master Plan and meets the requirement for the Traditional Neighborhood Development (TND). Miami-Dade County Tax Increment Financing Coordinating Committee has accepted the Plan and recommended its submission to the BCC for approval. Additionally, the Board of the Naranja Lakes Community Redevelopment Agency (NLCR Agency) has approved and adopted the Plan, and requested its submission to the BCC for approval.

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#### **BACKGROUND**

In 1969, the Florida Legislature enacted the Community Redevelopment Act of 1969, as it is presently contained in Part III of Chapter 163, Florida Statutes, as amended (the "Act"). The Act authorizes counties and municipalities in the State of Florida to create community redevelopment agencies and to prepare redevelopment plans for certain defined areas within their boundaries designated as community redevelopment areas, within which community redevelopments projects may be undertaken to eliminate and prevent the development and spread of slum and blight. After a finding has been made, determining that slum or blight exists within a defined area, the Act authorizes the County to delegate redevelopment powers at its discretion.

The BCC on September 17, 1996, directed the County Manager (Resolution R-1038-96) to prepare a "Finding of Necessity" study for the Naranja Lakes area as required by the Community Redevelopment Act of 1969 – the first step in the Tax Increment Financing Process. On March 5, 1997, the Office of Community and Economic Development (OCED) issued a work-order to Joseph Middlebrooks and Associates to prepare the study. On July 21, 1998 the BCC adopted Resolution R-847-98, approved the study and established the Naranja Lakes Community Redevelopment Area, an area determined to contain slum and blight.

On December 15, 1998 the BCC directed the County Manager to competitively select a consultant to prepare a Redevelopment Plan for the Naranja Lakes Area (Resolution R-1435-98) – the second step in the Tax Increment Financing Process. On November 14, 2000, the BCC approved the award of the contract for preparation of the Naranja Lakes Redevelopment Plan to Strategic Development Initiatives, Inc (SDI, Inc.), contract # 224.

The completed Plan was submitted to OCED in February 2002. Based on comments by the TIFC Committee the Plan was revised by the consultant and resubmitted to the TIFC Committee in March 2002. The TIFC Committee accepted the revised Plan at its April 10, 2002 meeting.

Honorable Chairperson ar Members Board of County Commis. Jners Page 2

On October 22, 2002 through Ordinance No. 02-216 the BCC established the Naranja Lakes Community Redevelopment Agency. At its meeting of January 9, 2003 the Board of the Naranja Lakes Community Redevelopment Agency (NLCR Agency) directed the staff of OCED to submit the Plan to Miami-Dade County's Department of Planning and Zoning for determination of consistency with the County's Comprehensive Development Master Plan. On January 30, 2003 the Department of Planning and Zoning (DP&Z) in a report to OCED requested some modifications to the Plan. The amendments made by the consultant were accepted by the DP&Z in a letter to OCED dated February 13, 2003.

At its meeting of February 18, 2003 the Board of the NLCR Agency accepted the DP&Z's amendments to the Redevelopment and directed OCED to submit the Plan to the BCC for approval.

The Naranja Lakes Community Redevelopment area is located in the southern rural area of Miami-Dade County. The total acreage is approximately 1260 acres. In 1992, the area was devastated by the wrath of Hurricane Andrew. Some new construction is now taking place, but the area has a large number of vacant residential and commercial structures. Existing development in the general area consists primarily of single-family homes, townhouses and multifamily complexes at varying densities, and mobile home parks.

Within the overall redevelopment area, there exists the Primary Redevelopment Project. This project is located on approximately 212 acres of the vacant site, where the Naranja Lakes multifamily community existed prior to its destruction by Hurricane Andrew in 1992. The site has been awarded by the Federal Courts to a redevelopment group, which has been working closely with the County's CRA consultant and has expressed its intent to develop the Primary Redevelopment Area. The Primary Redevelopment Project will consist of approximately 1,200 to 1,500 residential units within the price range of \$95,000 to \$150,000 per unit, and housing an estimated 5,000 residents in South Dade. In addition to the residential units, a portion of the redevelopment project will be commercial. This mixed-used development will comprise of approximately 80% residential square footage and 20% commercial square footage. The NLCR Agency's primary revenue source will be generated through Tax Increment Financing (TIF).

The Plan's projections of TIF revenues range from \$22.6 million to \$52.6 million, based on a combination of the percent of the tax increment that the County will contribute to the Agency's Trust fund – i.e. 50%, 72.5% or 95%, and the percentage of annual increase in total taxable value – i.e. 1.5% and 3%, upon completion of the Primary Redevelopment Project.

To date, the County has incurred through the OCED, reimbursable expenses on behalf of the NLCR Agency, in the amount of \$84,100. \$38,500 was expended for the preparation of the Finding of Necessity for the Naranja Lakes Study area and \$45,600 has been expended for preparation of the plan. A retainer of \$2,400 (5%) of the cost of preparation of the Plan, remains unpaid subject to approval of the Plan by the BCC.

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### Some of the key features of the Plan are:

- A. Safeguards to ensure that redevelopment activities follow the Redevelopment Plan, they include: LE TO SEE CONTROL OF THE CONTROL TO SERVER.
  - a. Financial Accountability
  - b. Proper implementation and project/program accountability
  - c. Retention of certain powers by the County and,
  - d. Providing for a time certain duration.
  - B. Elements of development programs taken directly from Miami-Dade County's Comprehensive Development Master Plan.
  - C. An established list of community redevelopment goals of the Naranja Lakes Redevelopment Agency.
  - D. A comprehensive description of the Primary Redevelopment Project
  - E. A conceptual proposal for the expenditure of the Tax Increments
  - F. Implementation Strategies to include strategies for disposition and redevelopment
  - G. Programs and Strategies to include:
    - a. Economic development and Job creation
    - b. Beautification and Appearance improvements
    - c. Residential reinvestments
    - d. Infrastructure improvements
    - e. Environmental clean-up
    - f. Air Rights
    - g. Redevelopment Advocacy
    - h. Code enforcement and,
    - Community Policing innovations.
  - H. Finance and Budget projections to include:
    - a. 30-year projections of CRA TIF revenues assuming both a 1.5% and 3.0% annual increase in total taxable value.
    - b. Assumptions of 50%; 72.5% and 95% tax increment contributions by the County and.
    - The utilization of Bond and the Allocation and expenditure of non-bond revenues.
  - I. Impact on the neighborhood to include:
    - a. Traffic circulation
    - b. Community facilities and services
    - c. Effect on School properties and,
    - d. Environmental quality

Honorable Chairperson ar Members Board of County Commissioners Page 4

To respond to priorities as they emerge, amendments to the Plan may only be made by the Board of County Commissioners.

To implement the Plan, NLCR Agency has requested that redevelopment powers under the Act be delegated to its Board. This provision will be incorporated in an interlocal agreement between the County and NLCR Agency to be approved by the Board at a future date. Staff will be working with the Board of NLCR Agency to develop an interlocal agreement acceptable to both the Board and the Board of NLCR Agency.

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Honorable Chairperson and Members Board of County Commissioners Page 3

corporation or other business entity so engaged, within the area of operation of the agency.

by resolution, declare itself the community redevelopment agency. In this case
the members of the Board shall be the members of the agency, but the members of
the agency constitute the head of a legal entity, separate, distinct and independent
from the Board.

The Tax Increment Financing Coordinating Committee has reviewed the Finding of Necessity Report and recommends its acceptance by the Board.

### DIRECTIVES

Commissioner Sorenson requested that this item be placed on the Board's agenda.

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Redevelopment Area, dated February, 1998, is attached as Exhibit B to this resolution and is incorporated herein by this reference (the "Finding of Necessity Report"); and

WHEREAS, the Board considered the Finding of Necessity Report concerning the existence of slum or blighted areas within the Naranja Lakes Community Redevelopment Area; and

WHEREAS, the Board hereby concurs with the Finding of Necessity Report and finds that one or more slum or blighted areas, as defined in Section 163.340, Florida Statutes, exist in the Naranja Lakes Community Redevelopment Area; and

WHEREAS, the Board hereby finds that the rehabilitation, conservation, or redevelopment, or a combination thereof, of said slum or blighted area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the Naranja Lakes Community Redevelopment Area and of the County; and

WHEREAS, the Board hereby finds that said slum or blighted area is appropriate for redevelopment; and

WHEREAS, the Board hereby finds that there is a need for a community redevelopment agency for the Naranja Lakes Community Redevelopment Area to carry out the community redevelopment purposes of the Act,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitations are deemed true and correct and are hereby incorporated as part of this resolution.

Section 2. As evidenced by the findings contained in Exhibit B, and as defined in Section 163.340, Florida Statutes, a blighted or slum area exists in the Naranja Lakes Community Redevelopment Area, which geographic area is described generally as bounded by S.W. 288th Street on the South, S.W. 137th Avenue and Florida's Turnpike on the East, S.W. 268th Street and 1st Road on the North and Old Dixie Highway on the West and is specifically described in Exhibit A attached hereto.

Section 3. The rehabilitation, conservation or redevelopment, or a combination thereof, of the Naranja Lakes Community Redevelopment Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the Naranja Lakes Community Redevelopment Area and of the County, said finding of necessity being made within the meaning of the Act.

Section 4. The Naranja Lakes Community Redevelopment Area is hereby found and declared to be a slum or blighted area as defined in Section 163.340, Florida Statutes.

Section 5. The Board hereby finds that there is a need for a community redevelopment agency to carry out the community redevelopment purposes of the Act in the Naranja Lakes Community Redevelopment Area.

The foregoing resolution was offered by Commissioner Katy Screason , who moved its adoption. The motion was seconded by Commissioner Migra diaz de la Portilla and upon being put to a vote, the vote was as follows:

Dr. Miriam Alonso Dr. Barbara M. Carey Betty T. Ferguson Natacha Seijas Millán Dennis C. Moss Dorrin D. Rolle	aye aye absent absent aye aye	Bruno A. Barreiro Miguel Díaz de la Portilla Gwen Margolis Jimmy L. Morales Pedro Reboredo Katy Sorenson	aye aye aye aye absent aye
Javier D. S	Souto	aye selection of the property of	5 7.71

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of July, 1998. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.



Approved by County Attorney as to form and legal sufficiency.

MIAMI-DADE COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

KAY SULLIVAN

Deputy Clerk



Agenda Item No. 5 (Y)

TO:

Honorable Chairperson and Members
Board of County Commissioners

DATE: July 21, 1998

FROM: // R. Stiefheim

SUBJECT: Naranja Lakes Finding of Necessity and Finding Need for Creation of

Redevelopment Agency

### RECOMMENDATION

It is recommended that the Board of County Commissioners make the necessary findings to declare Naranja Lakes a redevelopment area pursuant to Chapter 163, Part III, Florida Statutes. Such area is referred to as the Redevelopment Area and is generally bounded by S. W. 288th Street on the South, S.W. 137th Avenue and the Florida Turnpike on the East, S.W. 268 Street and 1st Road on the North and Old Dixie Highway on the West. (See Exhibit A).

It is also recommended that the Board find the need for the creation of a Community Redevelopment Agency whose members shall be appointed by the Board pursuant to an ordinance to be enacted at a subsequent meeting.

### BACKGROUND

In 1969, the Florida Legislature enacted the Community Redevelopment Act of 1969 as is presently contained in Part III of Chapter 163, Florida Statutes, as amended (the "Act"). The Act authorizes counties and municipalities in the State of Florida to create community redevelopment agencies and to prepare community redevelopment plans within which community redevelopment projects may be undertaken to eliminate and prevent the development and spread of slum or blighted areas through the use of creative financing mechanisms.

In order to implement the Act, the County must adopt a resolution finding that:

- 1. One or more slum or blighted areas exist within the proposed Redevelopment Area; and
- 2. That rehabilitation, conservation, or redevelopment, or a combination thereof, of the Redevelopment Area is necessary in the interest of the public health, safety, morals or welfare of the residents of the County.

On September 17, 1996, the Board directed the County Manager (Resolution No. R-1038-96) to prepare a finding of necessity study for the Naranja Lakes area as required by the Community Redevelopment Act of 1969. On March 5, 1997, OCED issued a "work order" to Joseph Middlebrooks and Associates to prepare the aforementioned study. The study was submitted to

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Honorable Chairperson a Members Board of County Commissioners Page 2

OCED in February 1998. OCED reviewed the study and requested certain revisions which were subsequently incorporated in the attached study and resubmitted to OCED.

A Report (see Exhibit B) prepared by Joseph Middlebrooks and Associates, Inc. examined conditions in the proposed Redevelopment Area and concluded that slum and blight, as defined in the Act, exist. Miami-Dade County staff has reviewed the report and supports its conclusion.

For the purpose of this finding, it has been demonstrated in the Redevelopment Area that there exists slum and blight in the form of the following factors:

### Slum Factor

Substandard structural conditions - Maps 8, 8-A, and 8-B.

### **Blighted Factors**

- (A) Predominance of defective or inadequate street layout Map 3.
- (B) Faulty lot layout in relation to size, adequacy, accessibility or usefulness Map 4.
- (C) Unsanitary or unsafe conditions Map 5.
- (D) Deterioration of site or other improvements Map 6 and Map 9-A.
- (E) Diversity of ownership or defective or unusual title conditions which prevent the assemblage of land within the deteriorated or hazardous area Map 7.
- (F) A substantial number of deteriorated and dilapidated structures Maps 8, 8-A and 8-B.
- (G) Conditions which endanger life or property Charts 1 through 4.

The County cannot proceed with the redevelopment of the proposed Naranja Lakes Community Redevelopment Area until the Board declares the need for and creates a Community Redevelopment Agency.

The Board of County Commissioners has the following two options for the creation of the Community Redevelopment Agency:

by ordinance, appoint a board of commissioners of the community redevelopment agency, which shall consist of not fewer than five or more than seven commissioners. Any person may be appointed a commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession or performing a service for compensation, or serving as an officer or director of a

### <u>METHODOLOGY</u>

### Study Area

The Miami-Dade County Commission has authorized a study to determine if the Naranja Lakes Study Area meets certain criteria as established by Florida statutes relative to creating a community redevelopment agency and tax increment financing trust. The boundaries of the study area have been defined by a resolution of the Miami-Dade County Board of Commissioners. The boundaries (generally described) are Southwest 288th Street on the south, Southwest 137th Avenue and Florida's Turnpike on the east, Southwest 268th Street and 1st Road on the north, and Old Dixie Highway on the west (See Map 2). In order to implement the community redevelopment agency and tax increment financing trust, the study area must meet certain conditions as described by Florida Statutes. The Finding of Necessity requirements and procedures are prescribed in Chapters 163.340 and 163.355, F.S., Florida Redevelopment Act.

#### Research

Various documents have been reviewed to obtain data relative to the statutory requirements which must be met. The following documents have been reviewed and information from them has been used in the formulation of this document:

### The Moss Plan

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Duany, Plater-Zyberk, Naranja Lakes Neighborhood Study
Dade County Property Appraiser's Office Data

Dade County PDR Department, Comprehensive Development Master Plan
FAU/FIU Joint Center, Transit Study
Area Planning Report, Commission District 8

Area Planning Report, Commission District 9

A Profile of Community Council Area 15

### Field Surveys and Data Collection

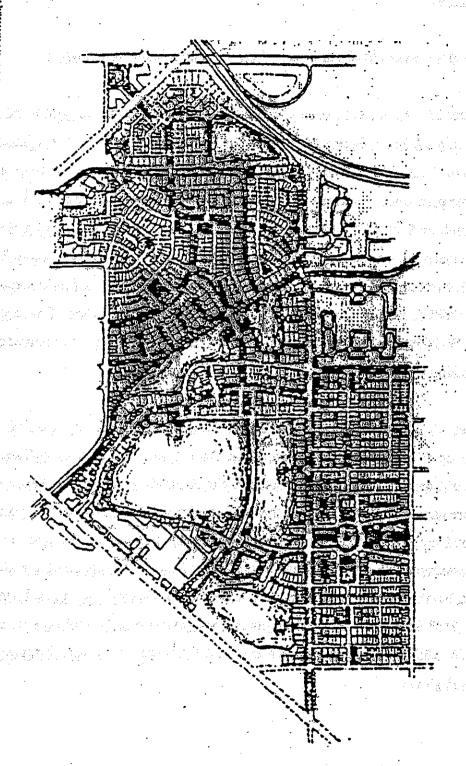
Various field surveys were conducted; these surveys were conducted on different days. The intent

#### LEGAL DESCRIPTION

Legal Description to the proposed Naranja Lakes Tax Increment Financing District.

A portion of Sections 33, 34 and 35, Township 56 South, Range 39 East, and a portion of Sections 3, 4 and 5, Township 57 South, Range 39 East, all in Dade County, Florida as délimeated and described in Board of County Commissioners resolution No. R-1038-96 adopted on September 17, 1996 and being more particularly described as follows: That portion of the above described Sections bounded on the South by S.W. 288th Street (Biscayne Drive); bounded on the East by S.W. 137th Avenue and its intersection with the Homestead Extension of Florida's Tumpike (State Road No. 821); bounded East, Northeasterly by said Homestead Extension of Florida's tumpike; bounded on the North by S.W. 268th Street (Moody Drive) to its intersection with S.W. 266th Street; bounded Northeasterly by S.W. 266th Street and its intersection with Old Dixie Highway; and bounded on the West by Old Dixie Highway.

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## Table of Contents Naranja Lakes Community Redevelopment Plan

### Introduction

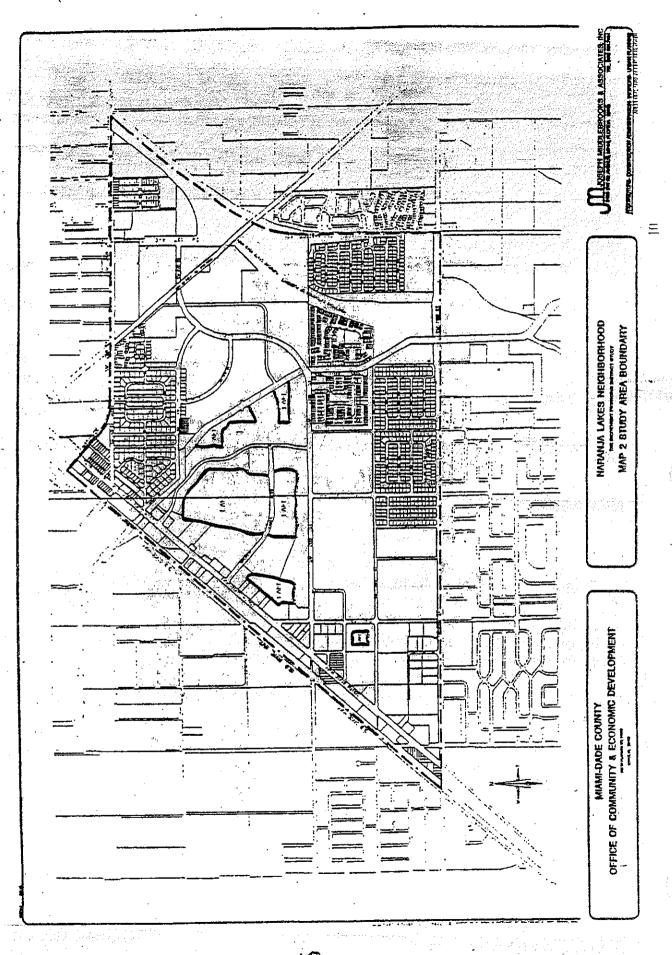
## Section One - General Description and Finding of

### Necessity

- General Description of Redevelopment Area.
- Boundary Map of Naranja Lakes Community Redevelopment Area
- Legal Description of Naranja Lakes Community Redevelopment Area
- Finding of Necessity Executive Summary
- 2001 Research and Field Work Conducted by SDI, Inc.
- Research Bibliography

## Section Two - Creation and Powers of Agency

- Creation of Agency
- □ Powers of Agency
- Powers Not Given to Agency



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## Section Three - Authority to Undertake

## Redevelopment

## Section Four - Safeguards to Ensure Redevelopment

## Activities Follow the Redevelopment Plan

- Safeguards to Ensure Redevelopment Activities Follow the Redevelopment Plan
- □ Safeguards to Ensure Financial Accountability
- Safeguards to Ensure Proper Implementation and Project/Program Accountability
- Safeguards Through Retention of Certain Powers by the County
- Providing for a Time Certain and Severability

## Section Five - Affordable Housing and Relocation

### Policy

Section Six - Naranja Lakes CRA Goals

Section Seven - The Redevelopment Project,

## Programs and Implementation Strategies

- □ The Primary Redevelopment Project
- Economic Development and Job Creation
- Beautification and Appearance Improvements
- Residential Reinvestment
- Infrastructure Improvements
- □ Environmental Clean Up
- n Air Rights
- Redevelopment Advocacy
- Code Enforcement
- Community Policing

## Section Eight - Redevelopment Agency Finances and Budget Projections

## Section Nine - Neighborhood Impact of Programs

- □ Land Use, Zoning and Development Approvals
- □ Traffic Circulation
- Community Facilities and Services
- □ Effect on School Properties
- Environmental Quality

### Section Ten - Plan Amendment Process

## Section Eleven - Technical Information, Maps and General Planning Policy

- □ Technical Plan Elements
- □ Identification of Capital Improvement Projects in Redevelopment Area
- □ Governing Policies

Section Twelve - Land Acquisition Policy

## Miami-Dade County Naranja Lakes Community Redevelopment Plan

## Acknowledgements

Alex Penelas, Mayor

## Miami-Dade County Board of Commissioners

Dorrin Rolle Dr. Barbara Carey-Shuler District 3 Gwen Margolis Bruno Barreiro District 5 Rebeca Sosa Jimmy Morales District 7 Katy Sorenson Dennis Moss Javier Souto Joe Martinez Dr. Miriam Alonso District 1 District 1 District 1	Betty Ferguson	District 1
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Brian Finney, Director Office of Community and Economic Development

Prepared by:

Strategic Development Initiatives, Inc.

8422 SE Royal Street Hobe Sound, FL 33455 Don DeLaney, President

Diana McKinney, Research Associate

### SECTION ONE

### GENERAL DESCRIPTION OF

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### A. GENERAL DESCRIPTION OF REDEVELOPMENT AREA

### AREA DEFINED

The Naranja Lakes Community Redevelopment Area is located in the southern rural area of Miami-Dade County. The boundaries of the Naranja Lakes Community Redevelopment Area are approximately 268th Street on the north; SW 288th Street on the south; the Florida Turnpike Extension on the east; and U.S. 1(South Dixie Highway) on the west. The total acreage is approximately 1260 acres. The lakes lying along Naranja Lakes Boulevard are an outstanding feature of this community.

### <u>HISTORY</u>

The unincorporated Naranja Lakes area was established in 1904 as one of Henry Flagler's "railroad towns" for the construction of his Florida East Coast Railroad. The Naranja Lakes area began to grow with both business and residential development in the 1950's out of the agricultural area along U. S. Highway One. This development was

Naranja Lakes Community Redevelopment Plan

somewhat random and without a defined plan for growth of a community.

In 1992, the area was devastated by the wrath of Hurricane Andrew.

Some new construction is now taking place, but the area has a large number of vacant residential and commercial structures.

### <u>VITALITY</u>

Construction activity is one measure of an area's vitality. The Naranja Lakes area experienced more than 45% of all construction before 1960. The percentage of structures built since 1990 is approximately 13%. This number is particularly significant due to the devastation of the Naranja Lakes area by Hurricane Andrew in 1992 which created a tremendous need to rebuild. Most of the dwelling units however, have remained vacant, and many residents fled the area. The 1990 census reported a housing vacancy (boarded up) rate of more than 25%, compared to Miami-Dade County overall rate of 5%.

### LAND USE

The top three land uses in the area are Agriculture, Wide Streets and Expressways, and Single-Family Residential. Existing development in the general area consists primarily of single-family homes, townhouses

and multifamily complexes at varying densities and mobile home parks.

The commercial area is primarily along U. S. Highway One.

### **DEMOGRAPHIC**

This is a racially and ethnically mixed community. Residents of this area have a slightly lower level of educational attainment than average, and a larger than average share of workers were involved in farming and administrative support occupations. According to the 1990 census, the poverty rate for persons was approximately 20%, and 14% for families. The mean household income was below the County average.

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NARANJA LAKIS COMMUNITY REDEVELOPMENT AGENCY BOUNDARY MAP

The Naranja Lakes Community Redevelopment
Agency boundary map on the following page was
provided by Miami-Dade County.



## 

# COMMUNITY REDEVELOPMENT AGENCY LEGAL DESCRIPTION

A portion of Sections 33, 34 and 35, Township 56 South, Range 39 East, and a portion of Sections 3, 4 and 5, Township 57 South, Range 39 East, all in Dade County, Florida as delineated and described in Board of County Commissioners resolution No. R-1038-96 adopted on September 17, 1996 and being more particularly described as follows: That portion of the above described Sections bounded on the South by S.W. 288th Street (Biscayne Drive); bounded on the East by S.W. 137th Avenue and its intersection with Homestead Extension of Florida's Turnpike (State Road No. 821); bounded East, Northeasterly by Homestead Extension of Florida's turnpike; bounded on the North by S.W. 268th Street (Moody Drive) to its intersection with S.W. 266th Street; bounded Northeasterly by S.W. 266th Street and its intersection with Old Dixie Highway; and bounded West by Old Dixie Highway.

#### FINDING OF NECESSITY

### 1. STUDY AREA

The Board of Commissioners authorized a study to determine whether

Naranja Lakes Study Area met certain criteria as established by Florida

Statutes relative to creating a community redevelopment agency and tax
increment financing mechanism. The boundaries of the study area were
defined by a resolution of the Board of Commissioners, and generally
include the area bound by Southwest 288th Street to the south, Southwest
137th Avenue and Florida's Turnpike to the east, Southwest 268th Street and
1st Road to the north, and Old Dixie Highway to the west. The specific legal
description that describes this area is included in this redevelopment plan.

## 2. RESEARCH INCORPORATED INTO FINDING OF NECESSITY

The documents identified in the County's Finding of Necessity for Naranja Lakes include:

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- 1) The Moss Plan;
- 2) Duany, Plater-Zyberk, Naranja Lakes Neighborhood Study;
- 3) Dade County Property Appraiser's Office Data;
- 4) Dade County PDR Department, Comprehensive Development Master
  Plan;
- 5) FAU/FIU Joint Center, Transit Study;
- 6) Area Planning Report, Commission District 8;
- 7) Area Planning Report, Commission District 9; and

8) A profile of Community Council Area 15.

### 3. METHODOLOGY

The Finding of Necessity states "field inspections found that there is an abundant amount of slum conditions and the presence of deteriorated structures". The report listed the following conditions specifically:

- 1) Predominance of defective or inadequate street layout;
- 2) Deterioration of site or other improvements;
- 3) Diversity of ownership or defective or unusual conditions of title, which prevent the free alienability of land within the deteriorated or hazardous area;
- 4) A substantial number of deteriorated and dilapidated structures;
- 5) A condition, which endangers life or property;

The 1998 Finding of Necessity was adopted by the Board of Commissioners on July 21, 1998 by Resolution R-847-98.

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## EXECUTIVE SUMMARY OF FINDING OF NECESSITY - FEBRUARY 1998

## SUBSTANDARD STRUCTURAL CONDITIONS

The Finding showed that nearly fifty percent (50%) of the buildings in some residential areas had evidence of deteriorated conditions. Field mapping of structural deficiencies indicated substantial numbers of deteriorated or dilapidated structures in the area.

### CONDITIONS WHICH ENDANGER LIFE OR PROPERTY

The report noted that criminal activity and fire/rescue alarms increased in the study area at rates much higher than those for the whole of the County. Part one crimes in the study area increased at an average annual rate of forty-four percent from 1992 to 1997, while the entire county increased at an annual rate of only seven percent. Fire/rescue alarms in the study area increased at an average annual rate of twenty-five percent while the county-wide rate was only three percent. These very high exceptions from the county norms support the need for redevelopment activity.

## DETERIORATED SITE OR OTHER IMPROVEMENTS

The Moss Plan and Joseph Middlebrooks and Associates identified numerous site infrastructure deficiencies throughout the area. In some areas, there were no sidewalks, and other areas had inadequate storm drainage systems. Street lighting was absent throughout much of the study area, and the majority of the areas were in need of improvements or repairs

to street rights-of-way and driving surfaces (illustrated by map).

Middlebrooks et.al, noted that "approximately twenty-five percent of the developed areas have incompatible land uses."

### AREAS OF INADEQUATE STREET LAYOUT

A finding was made that there were areas of inadequate or improper street layouts. The street pattern of the former Naranja Lakes Condominium development and the mobile home parks south of 280th Street are inadequate to allow the redevelopment of the area pursuant to the Naranja Lakes Neighborhood Study by Duany, Plater-Zyberk, et.al. Middlebrooks et.al. noted that "approximately sixty percent of the streets will have to be new or improved."

### AREA OF FAULTY LOT LAYOUT

The 1998 report found that the Naranja Lakes "condominium area" had lots that were vacant, but due to its subdivision, of the land were not suited for new development. The subdivision is restrictive and does not allow for an appropriate new ownership/development pattern. The title company hired a receiver/attorney to bring to closure the title problems which remained from the 1992 Hurricane Andrew destruction of the Naranja Lakes

Condominiums Number One and Number Four developments. At the time the report was published, the problem of condominium ownership still remained, thus causing a condition of "faulty lot layout" for approximately forty percent of the area.

### UNSANITARY OR UNSAFE AREAS

The report utilized a map from the Moss Plan to illustrate areas without acceptable sewer infrastructure. The density of housing in some portions of the study area creates high risk for groundwater pollution. As noted by Middlebrooks et.al., "(while) the desired public policy is to have the areas sewered, unsewered areas account for approximately twenty percent of the area."

## LOW AND MODERATE INCOME HOUSING

The report found that while some low and moderate-income housing exists in the study area, the Moss report notes that the housing that does exist is overcrowded. Approximately thirty percent of the dwelling units exceeded the crowding rate of one person per room.

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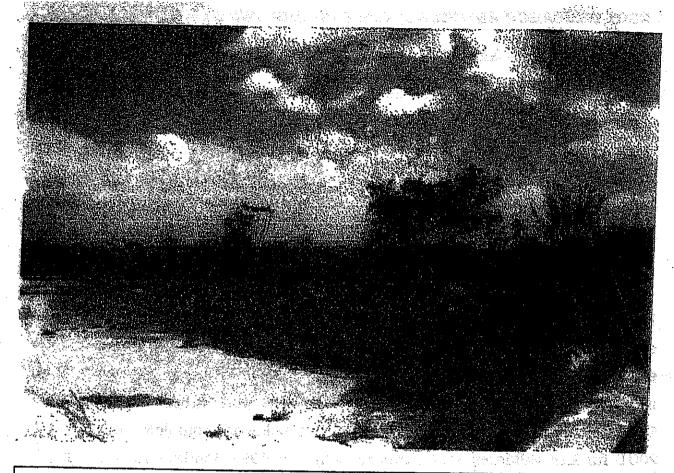
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## 2001 RESEARCH AND FIELD WORK CONDUCTED BY SDI IN PREPARING THE NARANJA LAKES CRA PLAN

The establishment of a redevelopment area requires an official finding of necessity for redevelopment be adopted by the County. A finding of necessity for redevelopment is based on the existence of certain conditions in a community as described in the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes. The Finding of Necessity for the Naranja Lakes CRA study area was adopted by the Board of Commissioners in 1998.

Upon review and assessment of the study area and application of appropriate criteria set forth in the Florida Statutes, the Naranja Lakes study area was found to have a combination of conditions that require a need for redevelopment. The following conditions were substantiated in the 1998 Finding of Necessity, and research and fieldwork completed by SDI in 2001 further validates and concurs with the 1998 Finding report. The following is an overview and photo essay of SDI's and fieldwork and research.

- Building Deterioration: A large number of structures were found to be in either major or minor deteriorating condition. These structures are scattered throughout the study area.
- Deterioration and Deficiencies: Site deterioration and deficiencies were prevalent in the form of broken glass, broken pavement in streets and sidewalks, and overgrown weeds in vacant lots and existing structures, abandoned foundations from demolished buildings, deteriorating fences, and accumulations garbage and debris either in the front yards or along streets.



An example of deteriorated vacant property within the NLCRA area.

Unsanitary Conditions: Unsanitary conditions, including abandoned cars, furniture and fixtures; accumulation of trash and debris; broken glass, environmental hazards (e.g. septic tanks and drainage ditches were found to exist throughout the study area.

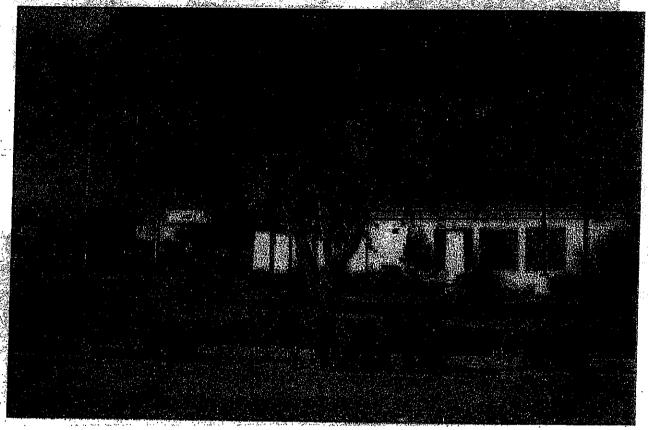


Vacant property in the NLCRA area with accumulation of trash and debris.

- Drainage Deficiencies: Drainage deficiencies were observed during rainy days via on-site field studies. Several blocks showed signs of flooding where standing water was observed on streets and sidewalks.
- Property Maintenance Code Violations: Numerous code violations related to property maintenance were documented in the study area. Property maintenance violations produce substandard conditions in buildings and associated improvements, inhibiting investment in the redevelopment area.
- Non-Conforming Structures With Inadequate Parking: Several blocks within the study area were found to have non-conforming parking arrangements where off-street parking did not meet minimum

code standards. In addition, a number of streets within the study area were found to be too narrow to accommodate both on-street parking and two-way traffic.

□ Closed Buildings: Closed buildings indicate obsolescence and stagnant economic growth. Numerous buildings were found to be closed or boarded up in the study area.



Vacant commercial property along U. S. Highway One within the NLCRA area.

Vacant Lots: A high number of vacant lots were documented within the study area. Vacant lots denote non-productive use of land in a community, which leads to blighting conditions (e.g., unsanitary conditions, breeding ground for crime, limits upon tax revenues to the county.



Vacant residential lots are scattered throughout the NLCRA area. Many had homes that were destroyed by Hurricane Andrew.

Inadequate Street Layout: Several blocks within the study area were found to have unpaved streets and/or streets that are too narrow to maintain two-way traffic flow, posing an impediment for the navigation of emergency vehicles. Further, several blocks lack adequate street parking.



An example of inadequate street layout within the NLCRA area.

### SDI, INC.RESEARCH BIBLIOGRAPHY

SDI, Inc., in the due diligence phase, assembled and reviewed twenty- three documents relating to the Naranja Lakes community. The following is a listing of those documents utilized in the preparation of the Naranja Lakes Redevelopment Plan.

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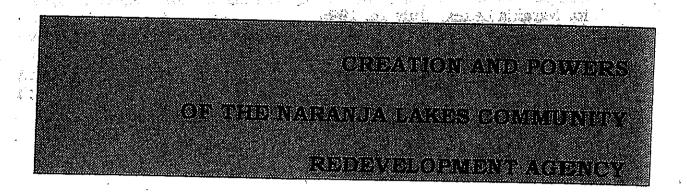
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XXIV. Miami-Dade County Department of Planning, Development and Regulations, "Naranja Revitalization Area Profile," May 1998.

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#### SECTION TWO



#### A. CREATION

Upon a Finding of Necessity, and subsequent to the adoption of the required resolution and ordinances, the Commission may create the Naranja Lakes Community Redevelopment Agency, hereinafter referred to as the NARANJA LAKES CRA. Through this process, it shall be determined that there is a need for the NARANJA LAKES CRA to carry out community redevelopment as defined by Florida Statutes and set forth in this Plan. The NARANJA LAKES CRA shall be a public body corporate and public and shall be constituted as a public instrumentality.

#### B. POWERS

The powers of the Agency shall be in compliance with Chapter 163, Part III, Florida Statutes, and dictated by the Interlocal Agreement between the Agency and the County.

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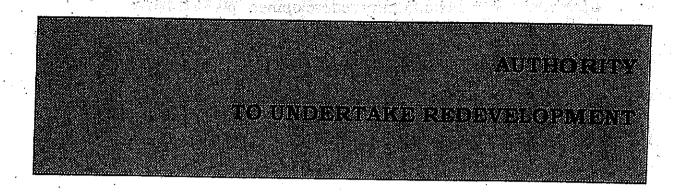
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#### SECTION THREE



The Naranja Lakes Community Redevelopment Agency Redevelopment Plan has been prepared in accordance with the Community Redevelopment Act, Chapter 163, Part III, *Florida Statutes*. The adoption of this Plan, and any subsequent modifications or amendments, shall follow the procedures as required by public hearings and the adoption of the necessary resolutions and ordinances.

In recognition of the need to prevent the spread of and eliminate the existence of slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment Activities." For purposes of NARANJA LAKES CRA's Plan, the following definitions as provided in Chapter 163, Part III, Florida Statutes, shall apply.

"Community redevelopment or redevelopment means undertakings, activities or projects of a county, municipality or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight for the provision of affordable housing, whether for rent or sale, to residents of low

or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan."

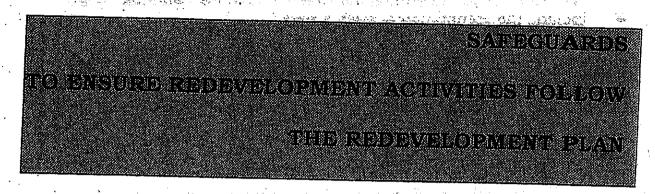
The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a "Finding of Necessity" resolution by the governing body.

#### This finding demonstrates that:

- One or more slum or blighted areas exists within the county or municipality, one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and
- 2. The rehabilitation, conservation or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the county or municipality.

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#### SECTION FOUR



## SAFEGUARDS TO ENSURE REDEVELOPMENT ACTIVITIES FOLLOW THE REDEVELOPMENT PLAN

The NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY (NARANJA LAKES CRA) Board shall be fully subject to the Florida Sunshine Law and will meet as necessary to carry out the business of the Agency.

The NARANJA LAKES CRA Board shall publicly adopt by-laws to govern its activities and to ratify its administrative policies.

The NARANJA LAKES CRA shall file an annual report with the State's Auditor General's Office, The Board of County Commissioners, and the Clerk's Office and the Miami-Dade County Office of Community and Economic Development. This report shall contain a programmatic overview of the activities of the NARANJA LAKES CRA as allowed by the Redevelopment Plan.

The NARANJA LAKES CRA shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements and declarations of restrictions relative to any real property conveyed shall contain restrictions, covenants, running with the land and its uses, or other such provisions necessary to carry out the goals and objectives of the Plan.

## A. SAFEGUARDS TO ENSURE FINANCIAL ACCOUNTABILITY

1. The NARANJA LAKES CRA shall maintain adequate records to provide for an annual audit which shall be conducted by an independent knowledgeable auditor selected by the County Commission. The findings of the audit shall be presented at a public meeting of the NARANJA LAKES CRA Board and such findings shall be forwarded to the State Auditor General's Office by March 31 of each year for the preceding fiscal year, which shall run from October 1 through September 30.

The annual Audit Report shall be accompanied by the NARANJA LAKES CRA's Annual Report and shall be provided to the Board of County Commissioners and the Clerk's Office for public review and availability. Legal notice in a newspaper of general circulation shall be provided to inform the public of the availability for review of the Annual Audit and Annual Report.

- 2. The NARANJA LAKES CRA shall file all reports necessary to comply with the "Special Districts" requirements of the state of Florida.
- 3. All NARANJA LAKES CRA tax increment financing funds shall be held in a Redevelopment Trust Fund separately from other funds as required by state law.

# B. SAFEGUARDS TO ENSURE PROPER IMPLEMENTATION AND PROJECT/PROGRAM ACCOUNTABILITY

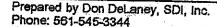
1. Measurable objectives for each NARANJA LAKES CRA program shall be established upon its administrative design and funding approval by the Board. This shall be done on an annual basis at the time the TIF budget is adopted.

- 2. The NARANJA LAKES CRA shall hold an annual informational public workshop to:
  - a) report on the status and progress of programs and projects;
  - b) gather input from property owners, citizens and interested parties regarding redevelopment activities; and
  - c) discuss strategies relating to local redevelopment issues
- C. SAFEGUARDS THROUGH RETENTION OF CERTAIN POWERS BY THE COUNTY

Powers retained by the County shall be provided in the Interlocal Agreement between the Agency and the County.

## D. PROVIDING FOR A TIME CERTAIN AND SEVERABILITY

All redevelopment activities of a contractual, financial and programmatic nature shall have a maximum duration, or commitment of up to, but not exceeding, thirty (30) years from the date of adoption by the Board of County Commissioners of Miami-Dade County. The start date for the thirty-year clock shall be the Plan adoption and approval date of the Board of Commissioners.



SECTION FIVE

APPORDABLE HOUSING POLICY STATEMENT

AND RELOCATION POLICY

## AFFORDABLE HOUSING

As required by statute, all community redevelopment plans must be in conformance with the comprehensive plans of the governmental entity which creates the agency. With regard to affordable housing policies for the Naranja Lakes CRA it is the strategy of this agency to adopt and include applicable goals, objectives and policies of the Housing Element of the Miami-Dade County Comprehensive Development Master Plan. It shall be the Agency's goal to assist in the implementation of these goals. The specific objectives which shall be included in this Redevelopment Plan are as follows:

#### STRATEGY

This Element addresses needs that must be met primarily by the private sector. Most Elements of the CDM Plan address development programs that are primarily public sector responsibilities – the street and highway system, mass transit, parks, playgrounds, water, waste disposal, and other utilities

Prepared by Don DeLaney, SDI, Inc. Phone: 561-545-3344

FINAL APRIL 2002

and capital improvements which are the responsibility of Dade County and other local governments. Housing is different. Local governments today build little or no new housing. Instead they provide plans, programs, and development regulations (zoning, building codes, etc.) to guide the private sector in the development of new housing, and maintain fair housing ordinances and housing and health codes which set minimum standards. The following text is taken directly from the Miami Dade County Comprehensive Development Master Plan:

#### OBJECTIVE 3

Assist the private sector in providing affordable housing products in sufficient numbers throughout the County by the year 2015, (approximately 272,000 units), keeping in mind the housing needs of existing and future residents as well as making an appropriate percentage (about 49 percent) of new affordable housing available to very low, low and moderate income residents.

#### Policies

- 3A) Provide additional administrative incentives for new developments to ensure the inclusion of a wide spectrum of housing options, particularly for very low, low and moderate income households.
- 3D) Continue to develop programs such as the Documentary Stamp Surtax Program and the Housing Finance Authority Savings Bank that reduce financing costs.

  OBJECTIVE 4

Develop ways to communicate accurate information about public and private affordable housing development, especially very low, low and moderate-income housing, throughout the County.

4B) Solicit participation from the community at large in developing design guidelines for affordable housing, perhaps through design charrettes with local architects and potentially affected neighbors and/or community associations.

#### GOAL II

Identify and provide more affordable housing opportunities from within the existing housing stock and ensure its efficient use through rehabilitation, infill development,

and adaptive conversion of non-residential structures to housing use throughout Dade County.

#### OBJECTIVE 6

Increase, by at least 5 percentage points, affordable housing opportunities from within the existing housing stock and improved sites, and within reasonable proximity to places of employment, mass transit and necessary public services for very low, low and moderate income residents in existing improved urbanized areas.

Policies

- 6A) Utilize existing planning and programming mechanisms to ensure that new residential development occurs only if it is coordinated with plans for the provision of an adequate level of services and facilities.
- 6B) Continue to use incentives; including Federal Enterprise Community and State enterprise zone designations, to attract industries to locate in or near infrastructure-ready infill sites in very low, low and moderate income residential areas and to employ residents of these areas.
- 6C) Continue reviewing the processes for granting variances and guiding demolitions which may contribute to the loss of the County's existing housing stock in urbanized areas.

#### GOAL III

Line Continued to 1

All variations of affordable housing products in Dade County should be provided through the most economically feasible alternatives.

OBJECTIVE 7.

Encourage more use of housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of County residents.

#### <u>Policies</u>

- 7A) Continue supporting development of new and innovative economically feasible construction techniques, materials and manufacturing methods that maintain or improve housing structural quality.
- 7B) Continue to utilize appropriate development review procedures to protect new residential developments in the County from potentially adverse environmental impact and provide and implement programs that reduce or eliminate adverse environmental impact on existing residential developments in the county.
- 7C) Promote programs designed to enhance neighborhood safety in order to help prevent possible deterioration by crime.

In addition to the above stated policies, this Redevelopment Plan shall further adopt objectives which coincide with those of the CDMP's Land Use Element and shall guide

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the implementation of the redevelopment activities of the Naranja Lakes CRA. These objectives are as follows:

**OBJECTIVE** 7

By 2003, Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors to be planned and designed to promote pedestrian and transit use.

Policies

- 7A) Through its various planning, regulatory and development activities, MicamiDade County shall encourage development of a wide variety of residential and nonresidential land uses and activities in nodes around rapid transit stations to produce
  short trips, minimize transfers, attract transit ridership, and promote travel patterns
  on the transit line that are balanced directionally and temporally to promote transit
  operational and financial efficiencies. Land uses that may be approved around transit
  stations shall include housing, shopping and offices in moderate to high densities and
  intensities, complemented by compatible entertainment, cultural uses and human
  services in varying mixes. The particular uses that are approved in a given station
  area should, a) respect the character of the nearby community, b) strive to serve the
  needs of the community for housing and services, and, c) promote a balance in the
  range of existing and planned land uses along the subject transit line. Rapid transit
  station sites and their vicinity shall be developed as "urban centers" as provided in this
  plan element under the heading Urban Centers.
- 7B) It is the policy of Miami-Dade County that both the County and its numicipalities shall accommodate new development and redevelopment around transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit stations, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primarily building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.

7C) On all streets served by Metrobus and all arterial or collector streets designated in the Mass Transit Subelement as year 2005 or 2015 potential service areas.

- i) New non-residential buildings and substantial alterations of existing non-residential buildings, and residential buildings wherever practical, shall provide at least one full-time building entrance that is recognizable and accessible from the street and is comparably as close to the street and/or bus stop as it is to the primary parking lot; and
- ii) New residential and non-residential developments, subdivisions and replats shall provide for buildings that front the transit street, or provide streets or pedestrian connections that intersect with the transit street in close proximity to bus stops not more than 700 feet apart and, as appropriate, shall provide for new bus stops and/or pullouts.



7D) Redevelopment of property within one-half mile of existing or planned reass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done in a manner that reduces walking distances and is comfortable and attractive to pedestrians.

OBJECTIVE 8

Miami Dade County shall maintain a process for periodic amendment to the Lound Use Plan map, consistent with the adopted Goals, Objectives and Policies of this Plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

Policies

8A) Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of services and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

8B) Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

#### OBJECTIVE 9

Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.

9F) Miami-Dade County shall formulate and adopt zoning overlay or other regulations to implement the policies for development and design of Metropolitan and Community Urban Centers established in the CDMP. These regulations should be

formulated and adopted no later than 1997.

9G) Miami-Dade County shall review and revise its development regulations to promote building designs in multi-family residential zoning districts which are more compatible with, and sensitive to, surrounding neighborhoods, and to establish minimum densities for development in multifamily residential zoning districts.

9L) By 1998, Miami-Dade County shall update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well designed buildings, and shall encourage and assist municipalities to do the same.

9N) By 1997, Miami-Dade County shall endeavor to initiate review and revision of its Zoning Code and Subdivision Regulations to facilitate the development of better



planned communities and better designed buildings. Changes to be considered shall include provisions for:

i) Open space in the form of squares, plazas, or green areas in residential and commercial zoning categories:

ii) Diversity of uses in or adjacent to residential districts, including neighborhood designs that have a mixture of retail, residential, office, institutional and service business uses in close proximity:

iii) Diversity of housing and construction types:

iv) Parking requirements for all zoning districts to allow and retain onstreet paths to boulevards that serve both neighborhood and areawide
pehicular and pedestrian trip making needs by addressing cross sections,
corner radii, connectivity and rationality of street and pathway
networks, and balanced accommodation of automobiles, pedestrians,
bicycles, and landscaping.

TRADITONAL NEIGHBORHOOD DEVELOPMENTS (TNDs)

Traditional neighborhood developments which incorporate a broad mixture of uses under specific design standards may also be approved in Residential Communities in the manner specifically authorized in this subsection. The purpose of the traditional neighborhood development is to enable the creation of new communities that offer social and architectural quality, characteristic of early American town planning. Many of these early models, developed prior to 1940, offer insight into the design of coherently planned communities. The concept is patterned after those inherent in these earlier developments and provides a design clarity through a hierarchy of streets, a focus towards pedestrian activity, low scale community support activities and the use of civic symbols of community buildings and open squares as the focal point of the neighborhood. The County shall adopt land use regulations that incorporate the objectives of the traditional neighborhood development concept which are the following:

- To provide a physical environment and to foster a social environment that allows inhabitants to satisfy such basic psychological needs as security, community identity and self-esteem:
- To provide significant employment within the neighborhood, allowing both small and large-scale businesses. This mixing of jobs and housing reduces traffic impacts and adds to the liveliness and security of the neighborhood;
- To provide a full range of housing types, from detached single family houses to apartments above shops, fostering social and cultural integration;
- To provide neighborhood civic buildings, squares and parks to reinforce community identity;
- To reduce dependence on the automobile by encouraging foot and bicycle traffic, by providing consumer services, jobs, recreation, and cultural opportunities within walking and cycling distance, and by general compactness of community layout;
- □ To create streets and accommodate pedestrians as well as automobiles:

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To provide guidelines for building placement and street design that protect the neighborhood environment while allowing latitude for individual choices.

#### **RELOCATION POLICY**

As supported by Section Seven (Programs, Projects, and Implementation Strategies), and Section Twelve (Land Acquisition), the Naranja Lakes CRA does not intend to acquire any properties which are residential in use in order to change the use of these properties. There shall be no redevelopment activity initiated by this agency which shall cause relocation of any resident as stated in multiple sections of this plan, the primary goal is to create new affordable residential units on the property abandoned in the aftermath of Hurricane Andrew. This strategy furthers the goal of the CDMP regarding the development of infill housing on vacant properties zoned and designated by land use as residential.

In the event that there are any unanticipated relocation activities undertaken by this Agency it shall be the policy as stated in this Plan that the relocation commitments made by Miami-Dade County that are in place at the time of any future redevelopment activity shall be adhered to by this Agency. If the Agency chooses to utilize a policy that differs from the Miami-Dade County policy in effect at the time a relocation initiative occurs, it

Naranja Lakes Community Redevelopment Plan

shall be required to amend this Plan as prescribed in Section Ten (Plan Amendment Process).

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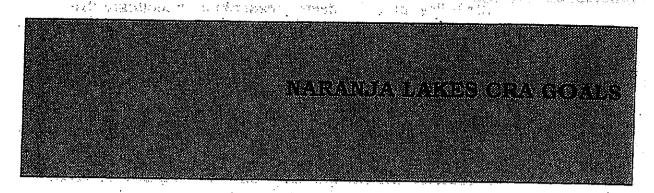
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#### SECTION SIX



## MIAMI-DADE COUNTY NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY (NARANJA LAKES CRA) GOALS

The NARANJA LAKES CRA's community redevelopment goals represent the community's desired standards and guidelines and are intended to provide a basis for decision-making by the NARANJA LAKES CRA Board as well as state the general direction for redevelopment action. The goals provide guidance for the establishment of public policy, design of redevelopment programs, appropriation of redevelopment funds, and the establishment of Agency priorities. The general redevelopment goals of the NARANJA LAKES CRA are as follows:

The County and all of its departments shall work together
with the NARANJA LAKES CRA towards the shared goal of
improving the quality of life for all citizens, businesses and
property owners in the redevelopment area.

- 2. The NARANJA LAKES CRA shall work with the private sector, financial institutions and interested investors to the fullest extent it deems reasonable to facilitate the maximum investment of private funds in the redevelopment area.
- 3. The NARANJA LAKES CRA shall work and communicate with all interested community groups towards the successful realization of all redevelopment goals and the successful implementation of all redevelopment programs.
- 4. The NARANJA LAKES CRA Redevelopment Plan shall serve as the primary vehicle and provide the primary tools for the County's redevelopment efforts within the NARANJA LAKES CRA area.
- 5. The NARANJA LAKES CRA shall comply with the goals, objectives and guidelines that are established by the County's development review boards for all development and redevelopment activities it supports or initiates.
  - 6. The NARANJA LAKES CRA shall work towards leveraging the maximum amount of non-tax increment financing resources possible to assist in the redevelopment of its assigned area.
  - 7. The NARANJA LAKES CRA shall actively pursue the purchase and/or redevelopment of vacant or abandoned properties in the redevelopment area as a priority.
  - 8. The NARANJA LAKES CRA shall actively pursue successful "Quick Victory" projects in its earliest stages to increase public awareness and support for its longer-range challenges and programs.
  - 9. The NARANJA LAKES CRA will actively "partner" with both public and private sector entities towards the

- achievement of its redevelopment goals and to gain the maximum leveraging of assets and cooperation.
- 10. The NARANJA LAKES CRA, in cooperation with local residents, businesses and property owners and development interests, shall seek to identify and rehabilitate significant historical and cultural elements of the community.
- 11. Where appropriate, the NARANJA LAKES CRA shall encourage and facilitate an integrated system of pedestrian circulation, parks and open space in the redevelopment area with special emphasis on providing residents with easy and safe access to commercial activities.
  - 12. The NARANJA LAKES CRA shall support and participate in the provision of an efficient parking system throughout the redevelopment area.
  - 13. The NARANJA LAKES CRA shall encourage that potable water, wastewater treatment and stormwater drainage systems accommodate present and future demands in a timely, cost-efficient and equitable manner while protecting the health, safety and welfare of the system users and the environment.
  - 14. The NARANJA LAKES CRA shall actively participate in environmental clean-up activities that it considers to be in the best interest of the community and where environmental problems are an obstacle to successful redevelopment.
  - 15. The NARANJA LAKES CRA shall encourage the development of new housing units and the rehabilitation of existing units in the redevelopment area.

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- 16. The NARANJA LAKES CRA shall provide for priority to be given to residents of the redevelopment area and secondly to those of Miami-Dade County to purchase homes developed under the Redevelopment Plan to the extent the law allows.
- 17. The NARANJA LAKES CRA shall provide a priority to local builders, contractors, material providers and financial and real estate entities for their participation in all redevelopment programs to the extent it deems legal and in the public interest.
  - 18. The NARANJA LAKES CRA shall strive to implement programs that increase the ad valorem value of non-residential property.
  - 19. The NARANJA LAKES CRA, with the assistance of neighborhood-based organizations, housing authorities, financial institutions, government, development interests and real estate representatives, shall preserve and enhance existing residential areas to provide a variety of housing opportunities for all income levels.
  - 20. The NARANJA LAKES CRA shall undertake annual continuous improvement programs and other activities that are designed to prevent the recurrence and spread of negative conditions.
  - 21. The NARANJA LAKES CRA, in cooperation with the County Police Department, Fire Department and Code Enforcement, shall work to create a safe, quality environment for residents and businesses.
  - 22. The NARANJA LAKES CRA shall work with citizen groups and the Miami-Dade County School Board to identify opportunities for additional or improved educational

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- facilities, structures and sites within the redevelopment area.
- 23. The NARANJA LAKES CRA shall assist the County and other governmental entities to promote alternative modes of transportation and to maximize transit facilities and related economic and community uses.
- 24. The NARANJA LAKES CRA shall implement programs that assist in removing the financial obstacles that may occur and prevent otherwise successful redevelopment projects and activities.
- 25. The NARANJA LAKES CRA will work in concert with the goals of the Miami-Dade County Housing Authority, the Miami-Dade County Comprehensive Development Master Plan, and the County of Miami-Dade County Comprehensive Plan, in addition to those established by Florida Statutes, as they relate to the adopted County of Miami-Dade County's Community Redevelopment Plan.

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#### SECTION SEVEN

THE REDEVELOPMENT PROJECT, PROGRAMS
AND IMPLEMENTATION STRATEGIES

## THE PRIMARY REDEVELOPMENT PROJECT

The primary impetus for the creation of the NLCRA is the 200+ acre vacant tract of residential property that was laid to waste by Hurricane Andrew in 1992. The primary redevelopment project that this Agency shall be charged with creating is the replacement of approximately 1500 units, housing over 5,000 residents in South Dade County. In the time since Hurricane Andrew the property has been cleared and worked through the receivership process, and is now at the point where private sector redevelopers can acquire the property in early 2002. During this nearly 10-year period, Miami-Dade County leadership and support staff have initiated and completed a series of pre-development tasks, which set the stage for the Agency taking the role to carry this project through to completion. In this section of the adopted Redevelopment Plan, the NLCRA addresses the following:

- A) The rezoning of the site where the primary redevelopment project will be located from residential to traditional neighborhood development.

  (This recommendation was carried out by Miami-Dade County and was adopted by the Board of County Commissioners on December 20, 2001.)
- B) The conceptual proposal for the expenditure of TIF funding;
- C) Comments and activities regarding public participation;
- D) Existing Miami-Dade County incentives and fee waivers;
- E) Implementation strategies;
- F) Conceptual language relating to the neighborhood of Naranja;
- G) Conceptual drawings and residential mix by size;
- H) Market Analysis.

The Agency shall not be required to adhere strictly to the conceptual drawings, master plans, or TIF expenditure proposals in this section. They are to serve as development keys and guiding posts as the Agency works with the private sector and County government to complete this primary redevelopment project. The realities of the marketplace coupled with the public policy goal of utilizing appropriate TND planning strategies will dictate the final character and specifics of the project to be built.

# A. THE REZONING OF THE PROPERTY FROM RESIDENTIAL TO TRADITIONAL NEIGHBORHOOD DEVELOPMENT

The TND District is designed to ensure the development of land along the lines of traditional neighborhoods. Its provisions adapt the urban conventions which were common in the United States until the 1940s. The TND Ordinance prescribes the following physical conventions:

- The neighborhood is spatially understood and limited in size.
- Residences, shops, workshops, and civic buildings are interwoven within the neighborhood and are all in close proximity.
- A hierarchy of streets serves the needs of the pedestrian, the bicycle, and the automobile.
- Carefully placed civic buildings and public squares serve to reinforce the identity of the neighborhood.
- Spatially-defined squares and parks provide places for social activity and
   recreation for the community residents.

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A-1: The Primary Redevelopment Project shall conform with the Traditional Neighborhood Development designation.

As supported by the proposals in this redevelopment plan the Miami-Dade County Planning and Zoning Department initiated the adoption of Traditional Neighborhood Development zoning for the geographic area covering the Primary Redevelopment Project The proper ordinance was adopted by the Miami-Dade County Commission on December 20, 2001. It shall be the intent and responsibility of this agency to ensure the negotiated redevelopment agreement with the private sector developer is in compliance with this Traditional Neighborhood Development ordinance.

In addition, the Naranja Lakes CRA and its project consultant shall undertake oversight responsibilities regarding compliance with this ordinance as the project is being designed, financed and developed.

A-2: Redevelopment in the Community Redevelopment area shall conform with all appropriate components of the CDMP

The Naranja Lakes CRA shall take steps to ensure that all redevelopment activity carried out under this plan shall be in compliance with any and all pertinent elements of the CDMP. This shall include but not be limited to density requirements, transportation, recreation, housing and others. In addition the Naranja Lakes CRA, working with County staff, its

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FINAL/FEBRUARY 2003

redevelopment consultant, and the appointed CRA Board, shall develop a process by which the principles established in the adopted CDMP shall be adhered to. This process will be submitted to the Miami-Dade County Planning and Zoning Department for its review, comment and approval before it is formally adopted. The Naranja Lakes CRA has stated its intention to be subordinate to and supportive of all CDMP goals, objectives and policies. In addition to issues of density, the agency shall also adhere to its stated policy as it appears in Section Five of this redevelopment plan.

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#### MIAMI-DADE COUNTY, FLORIDA





DEPARTMENT OF PLANNING AND ZONING 111 NW FIRST STREET SUITE 1110 MIAMI FLORIDA 33128-1974 (305) 375-2800 FAX (305) 375-2795

March 28, 2000

Mr. Erick Valle
Correa, Valle & Valle
194 Minorca Avenue
Coral Gables, FL 33134

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#### Dear Erick:

Thank you very much for assisting us with the rezoning of the Naranja Lakes site. As I explained you last week, we need to provide the Miami-Dade County Public Schools with information regarding the total number of residential units to be developed on the subject site, and a breakdown of the units by type of unit and number of bedrooms. Also, we need to provide the Developmental Impact Committee with a table, as part of the application, with the following information.

Total Site Gross Acres (Acreage) -Greenbelt (Acreage/Sq. Ft.) Gross Acres Neighborhood Proper (Acreage/Sq. Ft.) Public and Semi-Public Use (Acreage and Percent of Gross Area) Civic Use Lots Shoofront Use Lots Rowhouse Use Lots House Use Lots Workshop Use Lots Average Block perimeter (Linear fl.) Total Dwelling Units (Quantity)

Attached you will find two tables that I prepared reflecting the above information and the information that you provided us in the Naranja Lakes Proposed Master Plan Table last revised March 4, 1999. The tables include the proposed land uses, the TND required land uses, type of uses, number of residential units, number of workshops, unit areas, lot sizes, total areas of the proposed and TND required land uses, and percents of the TND required and proposed land uses. Please note that Table 1 does not include information for Civic and Shopfront uses, apartment lot size, or Rowhouse use area because the TND proposal does not provide this information. The total House use area, which amounts to \$1.16 acres, or 37.12 % of the gross area, exceeds the maximum TND land allocation requirement of 30.0% of the gross area. The Workshop use, on the

Mr. Erick Valle Correa, Valle & Valle Page 2

other hand, does not meet the minimum TND land allocation requirement of 3.0 % of the gross area. Therefore, it will be necessary to include Civic and Shopfront uses, decrease the House use area and increase the Workshop use area in order to meet the minimum TND land allocation requirements.

Table 2 includes estimates for Civic, Shopfront and Rowhouse uses, and changes to the lot sizes and areas of the House and Workshop uses to meet the minimum TND requirements. Please review these tables, fill in the missing information, and feel free to make any changes you deem necessary to reflect what the community and your firm agreed to at the time when the Master Plan was developed. Remember that the total number of dwelling units cannot be changed, and any changes made to the proposed land uses and lot sizes must be reflected in the Naranja Lakes Proposed Master Plan Table.

If you have any questions regarding the suggested changes or need some clarification, please do not hesitate to call me at (305) 375-2835. Please provide me with your comments and the missing information at your earliest convenience. Again, thank you tati yeri eliki biya, atika iyarin Arey very much for your assistance.

Truly yours,

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Napoleon V. Somoza Principal Planner

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Enclosures cc: Carey L. Rawlinson, Jr. Acting Assistant Director for Planning

## PROPOSED NARANJA LAKES TND DEVELOPMENT DATA

(Based on the Naranja Lakes Proposed Master Plan)

Site Gross Area:

218.66 Acres

Greenbelt and Lakes Gross Area: N/A

Total Lot Area:

N/A

Total Number of Units: 1,567

Gross Density: 7.17 DUs/Gross Ac.

Land Use Category Public and/or Semipublic Use Civic Use	Туре	Unit		Lot Size	1 .	Percen	tage
Category	s Pour se		Area (Sq. Ft.	)   · 	(Acres)	Req'd.	Prov
Public and/or Semipublic Use	Parks Squares Greens	- 1		Varies	12.79	Min. 5.0%	
Civic Use	Comm. Ctr. Child Care Ctr.	•		N/A	N/A	Min. 2.0 %	N/A
Shopfront Use	Residential and/or Business and Office	-	N/A	N/A	NA	Min. 2.0% Max. 20.0%	N/A
Rowhouse Use	Apartments Townhouse	<del> </del>	650 -1,100 1000-1600	N/A 24'x 100'		Min. 20.0% Max. 50.0%	N/A
House Use	Low-Range Mid-Range High-Range	267 314	1150-1600 1400-1800 1600-1950	40'x 100' 48'x 100'		Min. N/A Max. 30.0%	37.1 2%
Workshop Use¹	Workshops	103	900-2500	24'x 100'		Min. 3.0%   Max. 7.0%	2.59
	Rental Outbuildings	286	350-600		**************************************		
Total <sup>2</sup>		1,567	·				

Notes: 1 Workshops do not have residential units.

2 Aggregate number includes only residential units.

Source: Compiled on March 27, 2000 by Miami-Dade County Department of Planning and Zoning from information provided by Correa, Valle & Valle, Town Planners.

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## MEMORANDUM

TO:

Napoleon V. Samoza

Principal Planner

Area/Special Studies Section

DATE:

January 27, 1999

SUBJECT:

TND Pre-application conference for

Narania Lakes

FROM: Ruth Ellis Myers

Lette Clis Hyper

DIC Coordinator

Zoning Evaluation Section

This is regarding the above-referenced Traditional Neighborhood District (TND) pre-application conference conducted on January 19, 1999 with certain Developmental Impact Committee (DIC) members. As required by Section 33.284.50 of the Code, please find written comments resulting from the subject conference.

Ricardo Mendez of the Public Works Department requests that the following information be included in the application submittal:

Provide specific development information including the number of and types of units (for trip generation purposes). Brestedum

Provide a 7:1 slope for all lakes next to roadways and a detail section showing the vertical slope and safety area dimension.

Show all right-of-way dedication on the plans. ( Convertion Site Plan)

√ • Dimension site plan.

Avoid awkward street configuration and provide safe vehicular and pedestrian circulation.

Provide a detail section for all proposed streets and alleys.

Provide enough room for truck turning movements and identify turning radiuses.

Note that a special taxing district must be created for the maintenance of alleys, pedestrian mall areas, squares, playgrounds, and lakes.

Site plan sign-off by the Miami-Dade County Solid Waste Department and the Fire Rescue Department prior to the Public Works Department approval.

A trip generation table and an estimate of the internal trip reduction, signed and scaled by a registered PB is required.

Enrique Cuellar of the Department of Environmental Resource Management requests the following:

- · Advise of the exact acreage amount included in the subject property. Note that the submitted survey must be exact.
- Provide a list all nonresidential uses proposed for the subject site.
- A covenant may be necessary for nonresidential uses because a portion of the property is located in a wellfield area.

Napoleon V. Samoza January 21, 1999 Page -2-

Maria Teresa Fojo of the Department of Planning and Zoning, Zoning Division, has provided the following preliminary comment regarding the subject proposal:

• Specific which site plan you intend to submit with the subject application.

Tom Spehar of the Department of Planning and Zoning, Planning Division, has provided the following:

Provide tract and density information on the submitted site plan.

 Be advised that you will be required to comply with all requirements of the TND ordinance and urban design guidelines at time of site plan submittal.

Additionally, during discussion at the above referenced pre-application conference staff inquired about maintenance of the existing lakes. Please provide information in your application submittal regarding this matter. If I receive additional comments after today, I will forward them to you immediately.

Should you have any questions, please call me at (305)375-2566.



## MEMORÀNDUM

To: Robert Cart, Acting Director

Historic Preservation Division

Office of Community and Economic

Development ::

From: Napoleon V. Somoza

Principal Planner

Department of Planning and Zoning

Date:

February 3, 1999

Request for historical and/or archaeological information

On December 15, 1998, the Board of County Commissioners adopted Resolution No. R-1445-98 instructing the Director of the Miami-Dade Department of Planning and Zoning (DPZ) to file an application to rezone certain property in the Naranja Lakes Area in south Miami-Dade County. The area to be rezoned is described in Exhibit

With the application we have to submit information regarding the existence of any historical and archaeological features that may exist on the site. The site was developed with condominiums prior to Hurricane Andrew, but it is now vacant. Please advise if there is any historical and/or archaeological feature on the subject site.

Thank you very much for your assistance. If you have any questions regarding this request, please call me at 305 375-2835 ext. 8754.

NVS:nvs Attachment

"A".

ce: Carey L. Rawlinson, Jr., Assistant Director for Planning.

Minmi-Dade OCED

## Miami-Dade OCED

AND PROPERTY LEADING

# Memorandum

To:

Napoleon V. Somoza, Frincipal Planner

Department of Planning & Zoning

From:

John Ricisak, HPS II > OCED · Historic Preservation

cc.

Robert Carr, OCED · HPD

Date:

Wednesday, March 03, 1999

Subject:

Cultural Resource Assessment Request

Naranja Lakes Condos 1-4

& Recreational Area

This memorandum is pursuant to your request dated February 3, 1999, for information concerning the presence of historic and/or archaeological resources on the subject properties.

A review of Historic Preservation Division records and available aerial photographs has indicated that no known historical or archaeological features are located within the referenced properties. Furthermore, due to the properties' apparently high level of past disturbance, it is considered unlikely that the sites contain significant unrecorded historical or archaeological features.

If you have any questions, please contact me at extension #3412.



To: Diane O'Quinn-Williams

March 4, 1999 Date:

Acting Assistant Director of Zoning

Zoning Application-Naranja Lakes Subject:

From: Guillerm E. Olmedillo, Director Department of Planning and Zoning

> On December 15, 1998, the Miami-Dade County Board of County Commissioners passed and adopted Resolution No. R-1445-98 directing the Director of Planning and Zoning to file a Zoning Application for a zoning district boundary change from Apartment House (RU-3M) and Limited Apartment House (RU-4L) Districts to Traditional Neighborhood Development (TND) District on the property described below. Attached please find, the appropriate zoning application and supporting material for consideration and approval by the Development Impact Committee and the Board of County Commissioners. The Application and material are consistent with the TND requirements as prescribed by Articles 33H and 36 of the Code of . Miami-Dade County.

The subject site, which is bounded on the north by S.W. 270th and S.W. 272nd Streets, on the east by Canal C-103 N and the Homestead Extension of Florida's Turnpike, on the south by S.W. 280th Street, and on the west by S.W. 152nd Avenue, has a total area of 201.80 acres, and is legally described in Exhibit "A" of the Application.

This Application provides for a maximum of 1,567 dwelling units at a density of 7.8 units per gross acre, five community centers, squares, plazas, and business uses. This Application represents the culmination of a planning process that included community leaders, elected officials, local planners, and nationally and internationally recognized architects and planners. The required exhibits and development data are also provided.

If you need additional information, please contact Lee Rawlinson at ext. 2557.

GEO:NVS:gm Attachment

cc: Carey Lee Rawlinson, Jr., Acting Assistant Director of Planning

COUNTY ON THE STREET, SAN



## DIRECTOR'S APPLICATION FOR ZONING PUBLIC HEARING

S	c. 33 and 34, Twp. 5	i6, Rge. 39			· ·
	· •			Date Received Stam	P .
1,	DIRECTOR OF T	HE DEPARTMENT OF PLAN	NNING AND ZUNII	NG	
	Mailing Address:	111 N.W. First Street, Suite	11.10, Miami, FL 33	1128 Tel. No. 375-2810	병 교육이 보고를 받는다. 항송이 공유하는 보다
2.	Legal Description	of the Property covered by the	application:		
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3.	Address or Location	of Subjecti Property: S.W. 1	52nd Avenue and S.	W. 280th Street, Miami	Dade County, Florida.
4.	THIS APPLICATIO	ON INTENDED TO COVER:	A Market (f. 1500) Geografia		
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)		Pupilic State of Florida Mession No. CC759/29 Impassion Exp. July 13/2002	:		

## APPLICATION TO REZONE THE NARANJA LAKES CONDOMINIUM SITE

#### GENERAL INFORMATION

#### Background

In August 1992, Hurricane Andrew destroyed and damaged thousands of structures throughout South Miami-Dade County. The devastation of the area was such that hundreds of residential units were damaged to the extent that repair was not feasible, including 1,401 condominiums units in the Naranja Lakes Condominium Nos. One, Two, Three and Four. Following the hurricane, certain events arose making it impossible for the condominium association boards in the Naranja Lakes community to facilitate or allow the reconstruction of the residences. As a result, a court order was issued appointing Mr. Stanley G. Tate, Receiver for the Naranja Lakes Condominiums One, Two, Three, Four and the Recreation Parcel (see Appendix "A".)

In 1996, The Leisure City Council, Inc., raised \$100,000 to develop a plan for the reconstruction of the Naranja Lakes community. With these funds, the community held a charrette (a public design studio) to develop a "Vision Plan" for the Naranja Lakes site. The conceptual Plan promotes the redevelopment of the area through the application of traditional neighborhood design standards, with a variety of residential unit types. On December 15, 1998, the Board of County Commissioners passed and adopted Resolution No. R-1445-98, sponsored by Commissioner Katy Sorenson, directing the Director of the Miami-Dade Department of Planning and Zoning to file a zoning application for a zoning district boundary change to rezone the Naranja Lakes site to Traditional Neighborhood District (TND).

#### .Location

The subject site, known as Naranja Lakes Condominiums One, Two, Three, Four and the Recreation Parcel, is located east of South Dixie Highway (US-1), between S.W. 270th Street and S.W. 280th Street and S.W. 137th Avenue and S.W. 152nd Avenue, Miami-Dade County, Florida.

#### Description of the Site and Size.

Naranja Lakes Condominium One consist of four tracts, 12, 14, 15 and 16 of Naranja Lakes Section One (P. B. 91, PG. 7), and contains a total of 77.53 ± acres. Condominium Two consists of a single tract, tract 17 of Naranja Lakes Section One (P.B. 91, PG. 7), and contains a total of 2.62 ± acres. Condominium Three consist of three tracts, 18, 19, and 21, and lots 1 through 4 of Block 1, and lots 1 through 15 of Block 3, of Naranja Lakes Section 2 (P.B. 92, PG. 64), and contains 55.33 ± acres. Condominium Four consist of three tracts, 20, 22 and 23, and lots 1 through 8 of Block 2 of Naranja Lakes Section Two (P.B. 92, PG. 64), and contains 60.74 ± acres. The Recreation Parcel consist of 5.57 ± acres. The total area for Naranja Lakes Condominiums One, Two, Three, Four and the Recreation Parcel equates to 201.80 ± acres.

#### REQUEST

#### 1) District Boundary Change

from: RU-3M (Minimum Apartment House District) and

RU-4L (Limited Apartment House District)

to: TND (Traditional Neighborhood Development District)

#### EXISTING ZONING

Subject Property:

RU-3M and RU-4L

Surrounding Properties:

North: AU and RU-1

East: AU

South: AU, GU, RU-3 and RU-TH West: BU-1A, BU-2 and BU-3

#### CDMP LAND USE DESIGNATION

Subject Property:

Low-Medium Density Residential (5 to 13 Dwelling Units

per Gross Acre)

Surrounding Property:

North: Low Density Residential (2.5 to 6 Dwelling Units

per Gross Acre)

East: Low-Medium Density Residential (5 to 13

Dwelling Units per Gross Acre)

South: Low-Medium Density Residential (5 to 13

Dwelling Units per Gross Acre)

West: Business and Office

#### DEVELOPMENT DATA

			Proposed	<u>Density</u>
Parcel	Tracts	Area (Acres)	No. of Units	(DU/Ac.)
Condominium One	12, 14, 15 and 16	77.53	514	6.6
Condominium Two	17	2.62	13	5.0
Condominium Three	18, 19 and 21	55.33	487	8.8
•	Lots 1-4 of Blk. 1			
	Lost 1 - 15 of Blk. 3			•
Condominium Four	20, 22 and 23	60.74	513	8.5
	Lots 1 - 8 of Blk, 2	:		
Recreation Parcel	13	<u>5.57</u>	40	7.2
Total		201.80	1,567	7.8

#### DEVELOPMENT SCHEDULE

Phase	Tracts and Parcels	No. of Units	Approximate Construction Date
ı. I	12, 13, 14, 15, 16 and 17 of Naranja Lakes Section One.	567	Spring of Yr. 2001
П	19, 20, and 21, Lots 1 through 4 of Block 1, Lots 1 through 8 of Block 2, and Lots 1 through 15 of Block 3 of Naranja Lakes Section Two.	662	Spring of Yr. 2002
ш	18, 22 and 23 of Naranja Lakes Section Two	338 × 5	Spring of Yr. 2003
	Total	1,567	

The estimated buildup for each phase is three (3) years.

#### EXHIBIT A

Naranja Lakes Condominium No. Ons: Folio #30 6933 008 0120

Tracts 12, 14, 15 and 16 of Naranja Lakes Section One, according to the plat thereof, as recorded in Plat Book 91, page 7. of the Public Records of Dade County, Florida.

Maranja Lakes Condominium No. Two:

Tract 17 Of Naranja Lakes Section 1, according to the plat thereof, as recorded in Plat Book 31, Page 7, of the Public Records of Dade County, Florida.

Naranja Lakes Condoninium No. Three!

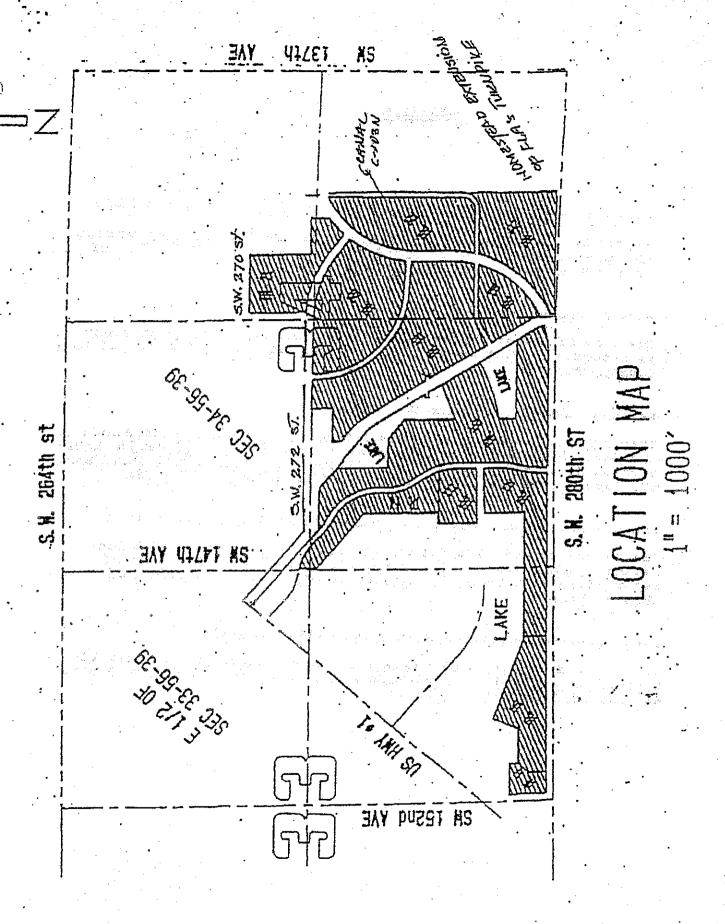
Tracts 18, 19, and 21, and Lots 1 through 4, inclusive of Block 1, and Lots 1 through 15, inclusive of Block 3, of Naranja Lakes Section 2, according to the plat thereof, as recorded in Plat Book 32, Page 64, of the Public Records of Dade County, Florida.

Naranja Lakes Condominium No. Pour: Folio #30-6934-008-0050

Tracts 20, 22 and 23 and Lots 1 through 8, inclusive of Block 2, Naranja Lakes Section Two, according to the plat thereof, as recorded in Plat Book 92, page 64, of the Public Records of Dade County, Florida.

Naranja Lakes Recreation Area: Folio #30-5933-008-0130

Tract 13, in Naranja Lakes, Section One, according to the Plat thereof, as recorded in Plat Book 91, at Page 7, of the Public Records of Dada County, Florida.



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Prepared by: CVV, Town Planners

Ravision Date: 24/99

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FROM: Cornea, Valle, Tour Planners



CLIRINT: LIRISURE CITY COUNCIL

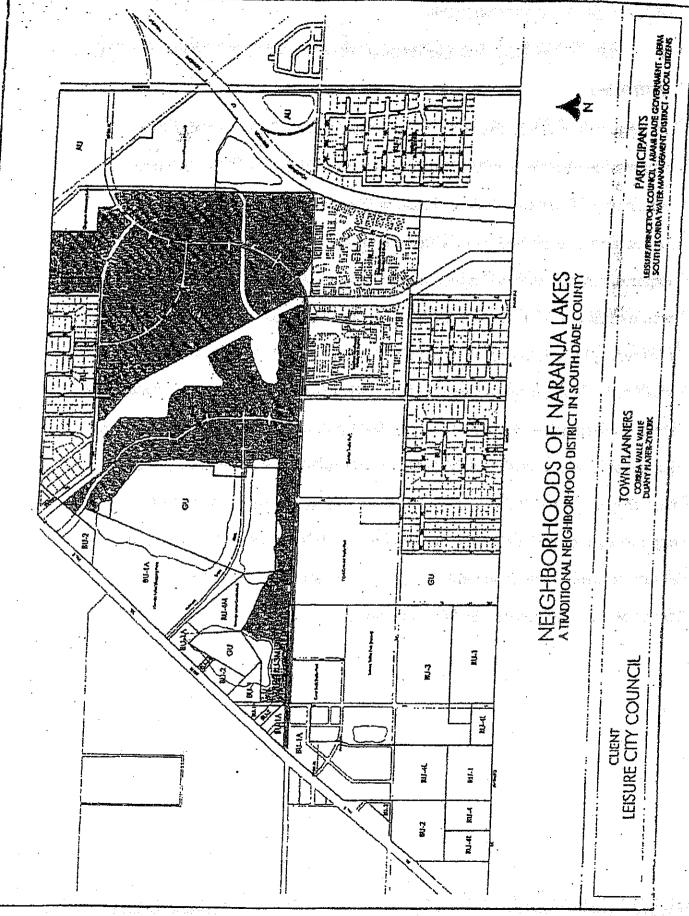
# NEIGHBORHOODS OF NARANJA LAKES

A TRADITIONAL NEIGHBORHOOD DISTRICT IN SOUTH DADE COUNTY, PLORIDA



Mentalon Notomber 18, 1996

Correa Valle Valls, Town Manners
Duany and Place 2yberk, Architests and Town Planners



# B. THE CONCEPTUAL PROPOSAL FOR THE EXPENDITURE OF TIF

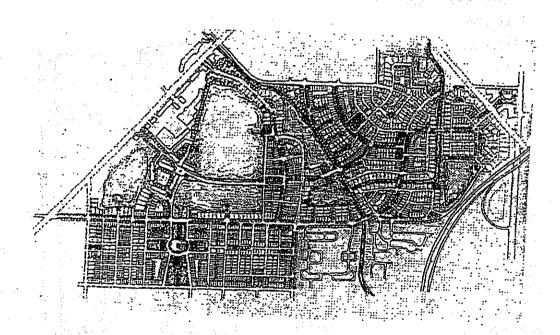
In September 1996, the Miami-Dade planning department with the assistance of private consultants created a Proposal for Tax Increment Financing Districts. This proposal was created specifically for Naranja Lakes and is included in this Redevelopment Plan. The estimated public expenditure for the five stages of infrastructure redevelopment for this area was estimated to be \$18,000,000 when the Proposal for Tax Increment Financing Districts (Naranja Lakes) was completed in 1996. This proposal shall only be used by the Agency as a resource for potential costs regarding the infrastructure to complement private investment in order to create a successful residential and mixed-use community. The financial realities that the NLCRA will be facing will dictate a more narrow and prudent expenditure of public funds. The funding available regarding the Agency's ability to utilize TIF to generate "up-front" capital for public infrastructure investment is delineated in Section Eight.

# NARANJA LAKES, FLORIDA

PROPOSAL FOR

TAX INCREMENT FINANCING DISTRICTS

SEPTEMBER 1996 REVISION DATE: SEPTEMBER 3, 1996



PREPARED FOR
COMMISSIONER KATY SORENSON

PREPARED BY

Metro-Dade Planning Department Correa Valle Valle, Town Planners, Inc. Andres Duany and Elizabeth Plater-Zyberk, Architects, Inc.



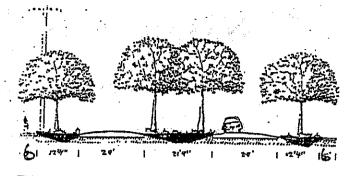
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## TAX INCREMENT FINANCING DISTRICT

## Naranja Lakes, Florida

## STREETSCAPE SPECIFICATIONS



PROPOSED CONDITION

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EXISTING CONDITION

DISTRICT NAME:

Naranja Lakes Boulevard District

STREET NAME:

Naranja Lakes Blvd.

STREET FURNITURE:

Lamps, Benches and Transit Shelter.

STREET LIGHTS:

70 fc. on center.

ELECTRIC POLES:

70 ft. on center.

RIGHT-OF-WAY:

95 feet

EXISTING SECTION:

From North to South: 5 ft. sidewalk - 9.25 ft. planting strip - 25 ft. one-way 2 lanes - 9.25 ft. planting strip - 5 ft. sidewalk.

· ziqews

PROPOSED SECTION:

From North to South: 5 ft. sidewalk -12.25 ft. planting strip - 20 ft. oneway 2 lanes - 21.25 ft. planting strip -20 ft. one-way 2 lanes - 12.25 ft. planting strip - 5 ft. sidewalk

SIDEWALK:

Red colored reinforced concrete.

PLANTING STRIP:

Shrubs and Hedges.

IRRIGATION:

Buried drip collar for establishment.

EXISTING TREES:

To be moved.

PROPOSED TREES:

Mahogany 12 ft. high.

TREE PATTERN:

35 ft. on center.

GROUNDCOVER:

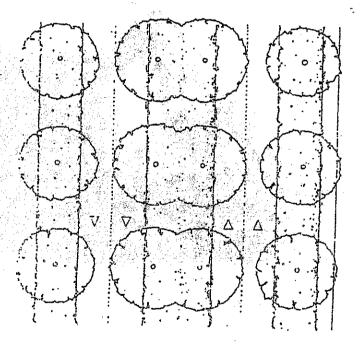
7 shrubs per tree.

CULTIVATION:

Boardcast fertilize twice a year with balanced tree fertilizer.

INSTRUCTIONS:

Time the planting of turf for early in the rainy season and spary emergent weeds.



NOTE: This section runs for 600 lineal feet along 1 intersection.

PROPOSED CONDITION

Naranja Lakes Boulevard Along US1 (for 600 lineal Feet)

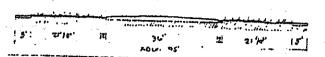
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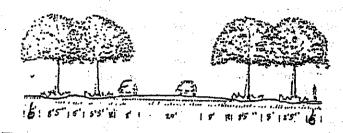
## PHASET

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

STREETSCAPE SPECIFICATIONS





PROPOSED CONDITION

#### EXISTING CONDITION

DISTRICT NAME:

Naranja Likes Boulevard District

STREET NAME:

Narania Lakes Blvd.

STREET FURNITURE:

Lamps, benches and transit shelter.

STREET LIGHTS:

70 ft. on center.

ELECTRIC POLES:

70 ft. on center.

RIGHT-OF-WAY.

95 feet

EXISTING SECTION:

From North to South: 5 ft. sidewalk -22.83 fr. planting strip - 36 fr. twoway lanes - 22.83 fc. planting strip - 5

ft. sidewalk.

PROPOSED SECTION:

From North to South: 5 & Adewalk -8.5 ft. planning strip - 5 ft. bike path -8.5 ft. planding strip - 20 ft. two-way lanes - 8.5 fc. planting strip . 5 ft. bike path - 8.5 ft. planting strip - 5 ft. sidewalk.

SIDEWALK

Red colored reinforced concrete.

PLANTING STRIP:

Shrubs and Hedges.

IRRIGATION:

Buried drip collar for establishment.

**EXISTING TREES:** 

Unless specified all are to be moved.

PROPOSED TREES.

Mahogany 12 fc. high.

TREE PATTERN:

35 ft. on center.

GROUNDCOVER:

7 shrubs per tree.

CULTIVATION:

Boardcast fertilize twice a year with

balanced tree fertilizer.

INSTRUCTIONS:

Time the planting of turf for early in the rainy season and spary emergent

weeds.

NOTE: This section runs for 1100 lineal feet along 1 intersection.

PROPOSED CONDITION

## : Naranja Lakes Brudevard et 1100

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nbankment	CY	8	4.50	1,100	32	. 1	•	35,200	1.304	\$ 1,853.70 \$ 5,866.67
ype B Stabilization	SY	S	1.50	•	•			•		₩ 5,000.0/
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Milling Existing Asphalt Pavement	SY	\$	4.50	1,100	36			39,600	4.400	· .
Type S-1 Asphaltic Concrete (1.5/8")	TN	\$	35.00	1,100	36			39,600		15,050,00
I Inlet	EA	\$	2.000.00		•	•	. 2	20,000	393	\$ 13,763.75
Modify Existing Drainage Structure	EA	\$	800.00		•			_	2	\$ 4,000.00
Pipe Culvert (15")	LF	\$	26.00	<u>-</u>			_	_	•	<b>3</b>
Pipe Cuivert (18")	LF	·· \$	28.00	396	•					\$
Pipe Culvert (24")	LF	\$	32.00				•	<u>-</u>	396	\$ 11,088.00
Exfiltration Drain(24* Pipe)	LF	\$	55.00	1,100	••		_		4 400	\$
Plastic Filter Fabric	SY	\$	3.00	21	15		_	315	1.100	THE REPORT OF THE PARTY OF THE
Adjust Manhole	EΑ	\$	300.00				3	313		\$ 210.00
Adjust Existing Valve Boxes	EΑ	\$	250.00	•	_				3	\$ 900,00
Adjust Existing F.H. and Valve Boxes	EA	\$	600.00	•	_		3	• .		<b>5</b>
Adjust Existing F.M. and Valve Boxes	£Α	\$	250.00	*			_		3	1,800.00
Solid Traffic Stripe, White (4")	LF	\$	0.50	2,860	•	-		· -	- ;	. n. szássásány f
•				-,,,		_	-,	•	2,860	1,430.00
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: and Greens:						•	-	•	- \$	
Concrete Sidewalk (4" Thick)	5Y	\$	15.00	4,360	14			61.040	6 700 4	
Concrete Sidewalk (6" Thick)	SY	\$	17.50	44	12			61,040		101,733.33
Sodding (Maintenace and Water)	SY	\$	2.00	1,100	34	_	-	20 000	- \$	the state of the s
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elocate Existing Signs	EA	\$	100.00	4			·		• \$	•
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enches	EA	\$	736.00	- · ·					A \$	
ash Receptacles	EA	\$	664.00		•		4	_	- +	2,944.00
cycle Racks	EA	\$	500.00	•	•		P.		4 \$	2,656.00
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aring and Grubbing			1%		•		• _		•	23,378.84
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							f2 )		•	7,792.95
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PHASET

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

STREETSCAPE SPECIFICATIONS



EXISTING CONDITION

PROPOSED CONDITION

DISTRICT NAME:

Naranja Lakes Boulevard District

STREET NAME:

Naranja Lakes Blvd.

STREET FURNITURE:

Lamps, benches and trach receptacles.

STREET LIGHTS:

70 ft. on center.

ELECTRIC POLES:

70 fr. on center.

RIGHT-OF-WAY

70 feet.

EXISTING SECTION:

From North to South: 43 ft. planting strip - 36 ft. two-way lanes - 22.83 ft.

planting strip - 5 ft. sidewalk

: PROPOSED SECTION:

From North to South: 5 ft. bike path - 9 ft. planning strip - 5 ft. sidewalk - 22.83 ft. planning strip - 8 ft. parallel parking - 20 ft. two-way lanes - 8 ft. parallel parking - 8.5 ft. planning strip - 5 ft. bike path - 8.5 ft. planning strip

- 5 fc. sidewalk.

SIDEWALK

Red colored reinforced concrete.

PLANTING STRIP:

Shrubs and Hedges.

IRRIGATION:

Buried drip collar for establishment.

EXISTING TREES:

To be replanted.

PROPOSED TREES:

Mahogany 12 ft. high.

TREE PATTERN

35 ft. on center.

GROUNDCOVER

7 shrubs per tree.

CULTIVATION:

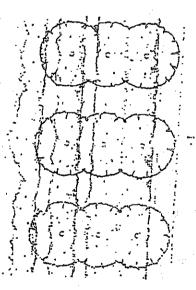
Boardcast fertilize twice a year with

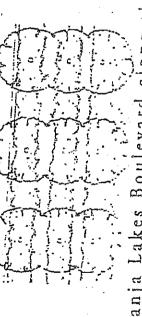
balanced tree fertilizer.

INSTRUCTIONS:

Time the planting of turf for early in the rainy season and spary emergent

weeds.





NOTE: This section runs for 1400 lineal feat.

PROPOSED CONDITION

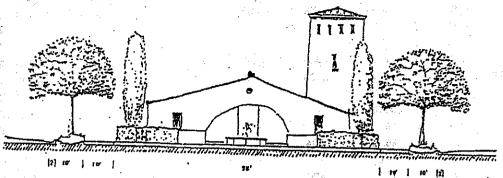
## : Naranja Lakes Boulevard Along The Lake se 1400

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) ibankment	CY	\$ 4.5	•	32	4	26,600		\$ 3,201.85
ype B Stabilization	SY	\$ 1.5	4.00	-		- 44,800	1,659	\$ 7,466.67
Limerock Base (8" thick)	SY	5 7.00		_	• .	•	•	\$ -
Milling Existing Asphalt Pavement	SY	S 4.50	and the second second		•		· -	\$
Type S-1 Asphaltic Concrete (1 5/8")		S 35.00		36	•	- 50,400		\$ 25,200.00
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Pipe Culvert (18")	LF		and the second second	• •	•	•	- :	\$
Pipe Culvert (24")	LF	\$ 28.00 \$ 32.00					504	\$ 14,112.00
Exfiltration Drain(24" Pipe)				-	· •	•	<b>.</b>	\$
Plastic Filter Fabric	LF	S 55.00	1,400				1.400 8	77,000.00
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Adjust Existing F.M. and Valve Boxes	EA	\$ 250,00	사는 가 바다.	•	•		- \$	
Solid Traffic Stripe, White (4*)	LF	\$ 0.50	3,640		•	•	3,640 \$	1,820.00
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алd Greens:	LF	\$ 9.00	1,400				1,400 \$	12,600.00
					n en			12,000.00
Concrete Sidewalk (4" Thick)	SY	\$ 15.00	5,600	19	•	106,400	11,822 \$	177,333.33
Concrete Sidewalk (6" Thick)	SY	\$ 17.50	•	-	•		- \$	17 1-1000.00
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		2%	Appropriate property			-	-	5,885.20
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	٠.		v.			r roject rotal:	\$ 7	59,190.39

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PLAZA SPECIFICATIONS



DISTRICT NAME:

STREET NAME:

PLAZA

CIVIC BUIDLING:

CIVIC ART:

STREET FURNITURE:

STREET LIGHTS:

ELECTIC POLES:

EXISTING SECTION:

PROPOSED SECTION:

SIDEWALK:

PLANTING STRIP:

IRRIGATION:

EXISTING TREES:

PROPOSED TREES:

TREE PATTERN:

GROUNDCOVER:

CULTIVATION:

INSTRUCTIONS:

Naranja Lakes Boulevard District

Narania Lakes Blvd.

35.000 sq. fr. - 75% paved - alinged with double rows of shaded trees. It includes largely paved areas, fountains and sculptured landscaping.

5.000 sq.ft. - located within the plaza.

Scatues and Fountains.

Lamps and benches.

70 fr. on center.

70 ft. on center.

None

From North to South: 10 fc. planting strip - 10 ft. sidewalk - 95 ft. square -10 fc. sidewalk - 10 fc. planting strip.

Red colored reinforced concrete.

Shrubs and Hedges.

Buried drip collar for establishment.

To be replanted.

Mahogany 12 ft. high.

35 fc. on cencer.

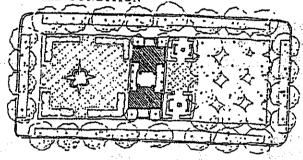
7 shrubs per tree.

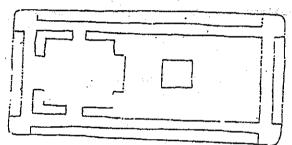
Boardcast fertilize twice a year with

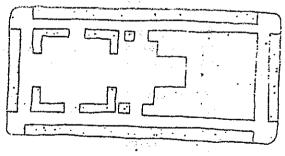
balanced tree fertilizer.

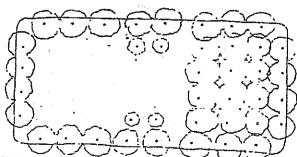
Time the planting of surf for early in the rainy season and spary emergent weeds.

PROPOSED CONDITION









NOTE: The square is planned for 300 lineal feet along 2 intersections.

PROPOSED CONDITION

Naranj

## anja Lakes

t: Naranja Lakes Boulevard Plaza feet: 550

feet: 550		<b>.</b>	1=4	a de la companya de l		and the second				11.		
Regular Excavation	ne ne gulong N	CY				Width It.		ft. Coun	S AREA	Cal		COST
Embankment				\$ 3.2		54		2 -	53.568			\$ 6,448.00
Type B Stabilizatio	n	CY SY		\$ 4.50		•	•	`-				\$ 2,446,00
Limerock Base (8*				\$ 1.50		54	/ •	-	26 784	2,9		\$ 4,464.00
Milling Existing Asp	half Payomost	SY SY		\$ 7.00		54	•.	•	26.784	2,9		1, 104.00
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Pipe Culvert (18")		LF	U.	\$ 26.00		•	-	-		_	e e	<b>-</b>
Pipe Culvert (24")		LF		\$ 28.00	112	. •	•			11	2 \$	D 100 po
Exfiltration Drain(24	Dies	LF		\$ 32.00	800		1 4.5			80		3,136.00
Plastic Filter Fabric	L*ha)	LF		\$ 55.00		•	-				о з \$	25,600.00
Adjust Manhole		SY		\$ 3.00	21	15		_	315	14		
Adjust Existing Valve		EA		\$ 300.00	•	-	•	. 4				420.00
Adjust Evicting E L	boxes	EA		\$ 250.00	•	•	•	•		_ '	4 \$	1,200.00
Adjust Existing F.H. a	and Valve S	S EA		\$ 600.00	•	•		•			ф Ф	
Adjust Existing F.M. a Solid Traffic Stripe, W	and valve Boxe			\$ 250,00	•	•	•	•		_	Φ.	erjanisti ole eyel <del>a</del> ati Stanis Georgia
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Trash Receptacles		EA	\$	736,00	<del></del>			15	; **	15	\$	11,040.00
Bicycle Racks		EA	\$	664.00	4	<b>-</b> .	•	7			\$	4,648.00
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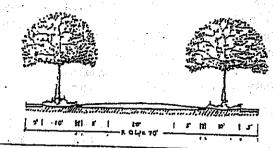
# PHASEIL

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

STREETSCAPE SPECIFICATIONS

#### NONE



PROPOSED CONDITION

EXISTING CONDITION

DISTRICT NAME:

Canal Boulevard District

STREET NAME:

Canal Boulevard

STREET FURNITURE:

Lamps and benches.

STREET LIGHTS:

70 ft. on center.

ELECTRIC POLES:

70 ft. on center.

RIGHT-OF-WAY:

70 feet.

EXISTING SECTION:

None.

PROPOSED SECTION:

From North to South: 5 ft sidewalk -10 ft. planting strip - 2 ft. flat curb -8 ft parallel parking - 20 ft two-way lanes - 8 ft. parallel parking - 2 ft. flar - .et . 10 ft. planning veig . T.f. .

raswaik.

SIDEWALK

Red colored reinforced concrete.

PLANTING STRIP:

Shrubs and Hedges.

**IRRIGATION:** 

Buried drip collar for establishment.

EXISTING TREES.

To be replanted.

PROPOSED TREES:

Mahogany 12 fr. high.

TREE PATTERN:

35 ft. on center.

GROUNDCOVER.

7 shrubs per tree.

CULTIVATION:

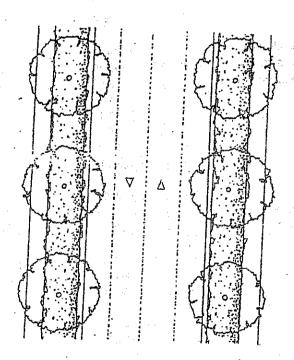
Boardcass fertilize twice a year with

balanced tree fertilizer.

INSTRUCTIONS:

Time the planting of turf for early in the rainy season and spary emergent

weede



NOTE: This section runs for 1950 lineal feet along 4 intersections.

PROPOSED CONDITION

ица сакез

Canal Boulevard

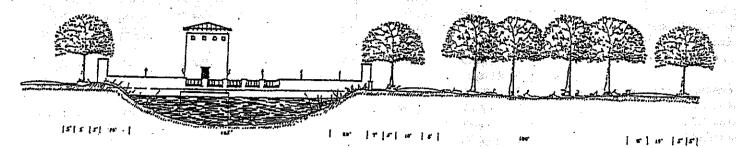
∋et 1950

regular Excavation mbankment Type B Stabilization Limerock Base (8" thick) Milling Existing Asphalt Pavement Type S-1 Asphaltic Concrete (1 5/8"	CY CY SY	<i>(</i> ) \$	PRICE 3.25 4.50	Lenght ft. 1,950 1,950	48	Depth ft. 2	Counts	AREA 187,200	<b>C</b> al. 6,933	COST \$ 22,533,33
mbankment Type B Stabilization Limerock Base (8" thick) Milling Existing Asphalt Pavement	C) C)	/ <u> </u>	3.25	1,950	48		-			
Type B Stabilization Limerock Base (8" thick) Milling Existing Asphalt Pavement	CY	<i>(</i> ) \$				2	•	187,200	6 033	\$ 00 000
Limerock Base (8" thick) Milling Existing Asphalt Pavement			- 4.3G		~~	-	•	-		,,
Limerock Base (8" thick) Milling Existing Asphalt Pavement	~ ,	5			20	1	•	39,000	1,444	
Milling Existing Asphalt Pavement	SY	- 3 tu - 2		1,950	36	• •	•	70,200	7,800	\$ 11,700.00
Type S-1 Asphaltic Concrete /4 E/or	SY			1,950	36	• .		70,200	7,800	\$ 54,600.00
	") TN	100	1 - 1 : 1 전 12 [조수]		1947. •	•	• •	• ;	•	\$ .
Inlet	- T			1,950	36	•	•	70,200	697	\$ 24,399.38
	EA	1		•		g + 1 2 <b>3</b> 4 7 7	8		8	\$ 16,000.00
Modify Existing Drainage Structure Pipe Culvert (15")	. EA	. s			•			그가 잘 받는		\$ 10,000,00
	LF	· \$	26.00	684	•				684	-
Pipe Culvert (18")	LF	s	28.00	•					004	\$ 17,784.00
Pipe Culvert (24")	LF	S	32.00	•				· ·	•	à ·
Exfiltration Drain(24" Pipe)	LF	٠\$	55.00	1,950	•		_		4 000	\$ -
Plastic Filter Fabric	SY	S	3.00	21	15		_		1,950	\$ 107,250.00
Adjust Manhole	EA	· \$	300.00	•		_	7	315	280	\$ 840.00
Adjust Existing Valve Boxes	EA	s	250.00		_	•	,	•	7	\$ 2,100.00
Adjust Existing F.H. and Valve Boxes	EA	S	600.00		_	•	•	•	•	\$ -
Adjust Existing F.M. and Valve Boxes	EA.	S	250.00		•	•	•	<b>-</b> 3 4 ±	• .	<b>S</b>
Solid Traffic Stripe, White (4")	LF	\$	0.50	5,070	•	•		•	-	\$ -
	- 72.		0.00	5,070	•	•		··· . • ·	5,070	\$ 2,535.00
Curbs	LF	\$	9.00	0.000						e e e e e e e e e e e e e e e e e e e
and Greens:			3.00	3,900				TANGER ST	3,900 \$	\$ 35,100.00
Concrete Sidewalk (4" Thick)	SY	\$	45.00					4,545		
Concrete Sidewalk (6" Thick)	SY	5 5	15.00	1,950	12		•	23,400	2,600 \$	39,000.00
Sodding (Maintenace and Water)	SY		17.50	<u>.</u>	•		_	•	\$	<b>.</b>
· · · · · · · · · · · · · · · · · · ·	31	\$	2.00	1,950	20	-		39,000	4,333 \$	8,666.67
Shrubs		g Mangara da				.,,,,,				
	EA	. <b>S</b>	10.00	• •	-	• .	784	. 1 <u>. 1</u> 185	784 \$	7,840.00
)Removal		1-25				<b>V</b> 1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3				.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
ree Planting	EA	\$	300.00		•	-	•	•		
rice , letting	EA T	\$	500.00	•	-	-	112		112 \$	56,000.00
3igns							**	a sa a i	, r.z. w	00,000,00
	EA	\$	250.00		-		9		9 \$	3 350 00
Remove Existing Signs	EΑ	\$	25.00			-				2,250.00
telocate Existing Signs	EA	\$	100.00	•		-			- \$P.	The Wast Con-
ture:	1 =								, <b>1</b>	-
enches	EA	5	736.00		•	o	14		44 1	4000400
rash Receptacles	EA	3	664.00	. <u>-</u>		•	14		14 \$	10,304.00
icycle Racks	EA	S	500.00	: <b>u</b>	ı		12243 4 5 7		14 \$	9,296.00
:							12		12 \$	6,000.00
reets and Lanes	EA	\$ 2,4	400.00				FC	V * *		
azas and Greens	EA		570.00		_		56			133,714.29
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C Art			1%	- ;	•			-		5,744.13
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		the state of the s	eres and a second			-		-	•	11,488.25

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

GREEN SPECIFICATIONS



PROPOSED CONDITION

DISTRICT NAME:

Canal Boulevard District

STREET NAME:

Canal Boulevard

GREEN:

Two greens each 12,000 sq. fc. - 25% paved - with equally spaced shaded

Erces.

CIVIC STRUCTURES

Bridge with a section from North to South: 10 ft. sidewalk - 20 ft. twoway lanes - 10 ft. sidewalk.

CIVIC ART

Statues and Fountains.

STREET FURNITURE:

Lamps, Benches and Transit Shelter.

STREET LIGHTS:

70 ft. on center.

ELECTRIC POLES:

70 ft. on center.

RIGHT-OF-WAY

100 ft. green

EXISTING SECTION:

None.

PROPOSED SECTION:

From East to West: 2 ft. flat curb - 96 ft. paving and green - 2 ft. flar curb.

SIDEWALK:

Red colored reinforced concrete.

PLANTING STRIP:

Shurbs and Hedges.

IRRIGATION:

Buried drip collar for establishment

**EXISTING TREES:** 

To be replanted.

PROPOSED TREES:

Mahogany 12 ft. high.

TREE PATTERN:

35 fr. on center.

GROUNDCOVER:

7 shurbs per tree.

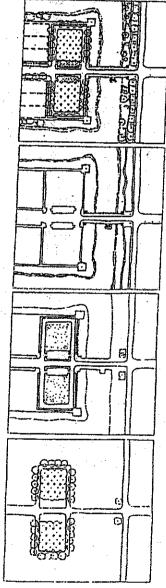
CULTIVATION:

Boardeast fertilize twice a year with

balanced tree fertilizer.

INSTRUCTIONS:

Time the planting of turf for early in the rainy season and spary emergent



NOTE: This section runs for 240 lineal feet along 2 intersections.

PROPOSED CONDITION

**¤** 

TO BE BURNESS

: Canal Boulevard Green

ee 1044

ee 1044		<u> </u>							
· · · · · · · · · · · · · · · · · · ·	TE	M PRICE	Lenght ft.	Width ft.	Depth ft.	Counts	AREA	Cal.	COST
agular Excavation	CY	\$ 3.2			2		37,584	1,39	
mbankment	CY	\$ 4.50			1		26,000	96	
Type B Stabilization	SY	\$ 1.50		18	•	•	18,792	2,08	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Limerock Base (8" thick)	SY	\$ 7.00		18		-	18.792	2,08	, ·
Milling Existing Asphalt Pavemer		\$ 4.50					10.752	2,000	3 \$ 14,616.00
Type S-1 Asphaltic Concrete (1 5	5/8") TN	\$ 35.00	• 1				<u>-</u>	•	<b>5</b> -
Inlet	EA	\$ 2,000.00			•	8	7		\$
Modify Existing Drainage Structure	re EA	\$ 800.00					. <u> </u>	8	
Pipe Culvert (15")	LF.	\$ 26.00	58	•		_		-	\$
Pipe Culvert (18*)	LF	\$ 28.00				Ţ,	•	58	-1
Pipe Culvert (24")	LF	\$ 32.00		er er jar	_	_	•	908	
Exfiltration Drain(24" Pipe)	LF ,	\$ 55.00	136					400	\$ -
Plastic Filter Fabric	SY	\$ 3.00	21	15	_		210	136	
Adjust Manhole	£Α	\$ 300.00		-	_	- 4	315	280	\$ 840.00
Adjust Existing Valve Boxes	EA	\$ 250.00		_	_	4	•	. 4	\$ 1,200.00
Adjust Existing F.H. and Valve Bo	xes EA	\$ 600.00	-	_	_	. <u>.</u>	•	-	<b>S</b> . 11 <b>3</b> 3 3 3
Adjust Existing F.M. and Valve Box	xes EA	\$ 250.00		_	_	. •	-	•	\$ -
Solid Traffic Stripe, White (4")	LF	\$ 0.50	2,714	_	_	• •	•	<b>~</b>	\$
					•	100		2,714	\$ 1,357.20
Curbs	LF	\$ 9.00	1,984					4	
and Greens:		en e	1,004		•	• ,	. •	1,984	\$ 17.856.00
Concrete Sidewalk (4" Thick)	SY	\$ 15.00	1,418	10			44400		
Concrete Sidewalk (6" Thick)	SY	\$ 17.50		10	_	•	14,180	1,576	\$ 23,633.33
Sodding (Maintenace and Water)	SY	\$ 2,00	938	5	_		4.000	<u>.</u>	\$ -
			200	3	•	-	4,690	521	\$ 1,042.22
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•)			1.			224		224	\$ 2,240.00
Free Removal	EΑ	\$ 300.00		_					_
ree Planting	EΑ	\$ 500.00		_		n'n			\$ -
, 1	n de la companya de La companya de la co			-	-	32	- T	32	\$ 16,000.00
ligns	EA	\$ 250.00		_	_	2 - 1			
lemove Existing Signs		\$ 25.00	<u>-</u>		_	4	•		\$ 1,000.00
lelocate Existing Signs	4	\$ 100.00			_		•		-
ture:	i i		di f					- (	• • • • • • • • • • • • • • • • • • •
enches	EA 🗦 :	\$ 736.00	 1		_	12			
rash Receptacles	EA :	\$ 664.00	_			8		12 \$	
cycle Racks		500.00		·.	_	12	**	8 \$	
<b>3:</b>			2015 170		_	12		12 \$	6,000.00
reets and Lanes	EA \$	2,400.00		-		_		*	The state of
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	grade in Williams						,040	- \$	316,800.00
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ndscaping	EA \$	600.00	•		-	32	-	- \$ 32 \$	10 200 00
							otal:	====	19,200.00
**				٠.		Jubi	Jul.	<b>\$</b>	515,332.37
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cellaneous		10%	• .		_	_	•	<b>-</b>	51,533.24
ntenance of Traffic		6%						-	51,533.24
and Grubbing		1%	, <del>-</del> ,	• + ,,+ +	- ·	_		-	30.919.94
( ·		2%		-				-	5,153,32
	•					Oroin	ct Total:		10,306.65
						Proje	CC FOIST:	\$	664,778.76

# PHASEII

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

STREETSCAPE SPECIFICATIONS

151 6 |5 10 . 1 20 14 5 16

## EXISTING CONDITION

## PROPOSED CONDITION

DISTRICT NAME.

Canal Boulevard District

STREET NAME:

Canal Boulevard

STREET FURNITURE:

Lamps and benches.

STREET LIGHTS:

70 ft. on center

ELECTRIC POLES:

70 fc. on center.

RIGHT-OF-WAY:

70 feet.

NONE

EXISTING SECTION:

None.

PROPOSED SECTION:

From North to South: 5 ft. sidewalk -10 fc. planning strip - 2 fc. flat curb -8 ft. parallel parking - 20 ft. two-way lanes - 8 fr. parallel parking - 2 fr. flat curb - 10 ft. planting strip - 5 ft. sidewalk.

SIDEWALK:

Red colored reinforced concrete.

PLANTING STRIP:

Shrubs and Hedges.

IRRIGATION:

Buried drip collar for establishment.

EXISTING TREES:

To be replanted.

PROPOSED TREES:

Mahogany 12 ft. high.

TREE PATTERN:

35 ft. on center.

GROUNDCOVER:

7 shrubs per tree.

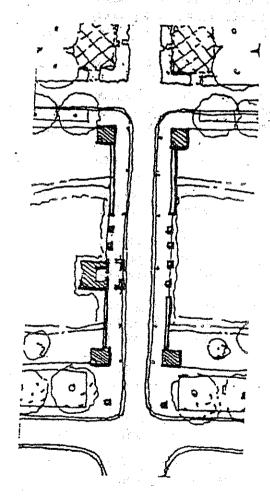
CULTIVATION:

Boardcast fertilize twice a year with

balanced tree fertilizer.

INSTRUCTIONS:

Time the planting of turf for early in the rainy season and spary emergent weeds.



NOTE: The bridge runs for 150 lineal feet along 2 intersections.

PROPOSED CONDITION

86 104

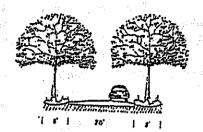
J Ø ij 0 æ

## E-IASE III

## TAX INCREMENT FINANCING DISTRICT

### Naranja Lakes, Florida

## STREETSCAPE SPECIFICATIONS



PROPOSED CONDITION

16

#### EXISTING CONDITION

DISTRICT NAME:

280 Avenue District.

STREET NAME:

272 Street.

STREET FURNITURE:

Lamps, Benches and Transit Shelter.

STREET LIGHTS:

70 fc. on center.

ELECTRIC POLES:

70 ft. on center.

RIGHT-OF-WAY

70 feet.

EXISTING SECTION:

From North to South: 6 ft. planting

strip - 24 ft. two-way lanes - 6 ft.

planting strip.

PROPOSED SECTION:

From North to South: 8 ft. planting

strip - 20 ft. two-way lanes - 8 ft.

planting strip.

SIDEWALK:

Red colored reinforced concrete.

PLANTING STRIP:

Shrubs and Hedges.

IRRIGATION:

Buried drip collar for establishment.

EXISTING TREES:

To be replanted

PROPOSED TREES:

Mahogany 12 ft. high.

TREE PATTERN:

35 fc. on center.

GROUNDCOVER.

7 shrubs per tree.

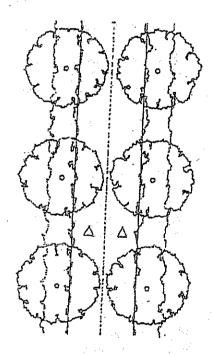
CULTIVATION:

Boardeast fertilize twice a year with

balanced tree fertilizer.

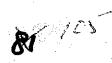
INSTRUCTIONS:

Time the planting of turf for early in the rainy season and spary emergent



NOTE: This section runs for 1400 lineal feet along 2 intersections.

PROPOSED CONDITION



## anja Lakes

III

: 280th Stree

e 5900

'ee' 5900	inger to the	n oli						•		
		TEM	PRICE	Lenght ft.	Width ft.	. Etomila de			, V.	
Regular Excavation	C/		\$ 3.25					AREA	Cal.	COST
Embankment	CY	-	\$ 4.50	,	45		? <u>.</u>	531,000	19,667	\$ 63,916.67
Type B Stabilization	SY	•		-,	45	1	•	265,500	9,833	\$ 44,250.00
Limerock Base (8" thick)				5,550	15	•	. •	88,500	9,833	
Milling Existing Asphalt Pavement	SY		\$ 7.00	5,900	15	•	•	88,500	9,833	\$ 68,833.33
Type S-1 Asphaltic Concrete (1 5/8	SY	100	\$ 4.50	5,900	40	•	-	236,000		\$ 118,000.00
Inlet	414		\$ 35.00	5,900	40	•	-	236,000	_	\$ 82,026.39
	EA		\$ 2,000.00	14 ·	•	-	7	•	7	
Modify Existing Drainage Structure	EA		\$ 800.00	•	-		•	<u>-</u>	,	\$ 14,000.00
Pipe Culvert (15")	LF		\$ 26.00	· <del>-</del>	•				arî Jr	• ·
Pipe Cuivert (18")	ĹF	(6. j.)	\$ 28.00	- 3,300		_		_	3,300	•
Pipe Cuivert (24")	LF		\$ 32.00	•			_		•	\$ 92,400.00
Exfiltration Drain(24" Pipe)	LF		\$ 55.00	11,800						\$ -
Plastic Filter Fabric	SY		\$ 3.00	21	15		-	-		\$ 649,000.00
· Adjust Manhole	EΑ		\$ 300.00					. 315		\$ 735.00
Adjust Existing Valve Boxes	EΑ		\$ 250.00		٠,	. •	4	-		\$ 1,200.00
Adjust Existing F.H. and Valve Boxes	S EA		\$ 600.00		_	•	6	s 🛵 🧦 , s		<b>\$</b>
Adjust Existing F.M. and Valve Boxes	s EA		\$ 250.00		-		. 6	•	6 \$	3,600,00
Solid Traffic Stripe, White (4")	LF		\$ 0.50	11,800	•	-			- \$	
• •			· 0.50	11,600	•	and the second	and the second	general and the second	11,800 \$	5,900.00
Curbs	LF		\$ 9:00	77.000				2		
and Greens:		•	9.00	23,600	• '		•	•	23,600 \$	212,400.00
Concrete Sidewalk (4" Thick)	SY		4500		•			s., 1 1		
Concrete Sidewalk (6" Thick)	SY	3		11,800	2	7	• .	23,600	2,622 \$	39,333.33
Sodding (Maintenace and Water)		\$		•	•	-	-	•	- \$	•
(	SY	3	2.00	5,900	44	granie i si		259,600	28,844 \$	57,688.89
สบาท	-				-	*1	11 7 11	at a series afficient		
,	EA	\$	10.00	'. n	•	u	4,718	e transfer	4,718 \$	47,180.00
Tree Removal		٠				34.32	San Programme	4		11,140.00
Tree Planting	EA	\$		•	e e		12 95 57	•	- \$	_
rice riaiting	EA	\$	500.00	•	-	40	674	Nogara E	674 \$	337,000.00
Cinn			7 T.			<u> </u>		the second	<b>υ</b> , φ	00.000, 166
Signs	EA	. \$	250.00	• . •			76		76 \$	10,000,00
Remove Existing Signs	EA	\$	25.00		•			_	•	19,000.00
Relocate Existing Signs	EΑ	\$	100.00		44	1 1 W 1 1	again in the		- \$	• S
iture:			٠						2 3	
3enches	EA	\$	736.00		· ·		177			
Frash Receptacles	EΑ	\$	664.00				17	<b>*</b>	17 \$	12,512.00
3icycle Racks	EΑ	\$	500.00	_		_	12	e 🚉 e e e	17 \$	11,288.00
ts:						·	14	*	12 \$	<b>6,0</b> 00,00
Streets and Lanes	EΑ	\$ 2	2,400.00	1.0	_		400	. v =50° ±;		
Yazas and Greens .	EΑ	\$	570.00				169	$\mathcal{A}^{\bullet} = x_{i} \cdot x_{i}$	169 \$	404,571.43
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!s:							Subt	otal:	\$ 2	,305,585.04
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iscellaneous			10%	•	-	-	-		•	230,558.50
intenance of Traffic	-		10%	. •	•	-	•		•	230,558.50
			6%	• • .	-	-	•			138,335.10 <sup>-</sup>
.ring and Grubbing .ic Art			1%		Q. (1)	•	-		_	
- Contract C		"	2%		•	•		_	1	23,055.85 46,111.70
							Proie	ct Total:	2 0	
	÷			1		,			<b>3</b> 2,	974,204.70



Page 1

## TAX INCREMENT FINANCING DISTRICT



#### PROPOSED CONDITION

DISTRICT NAME:

280\* Street District

STREET NAME:

280° Street

PLAZA

57,600 sq. fr. plaza - 75 % payed alinged with shaded trees.

CIVIC BUIDLING:

5,000 sq.fr. - located within the plaza.

CIVIC ART

Statues and Fountains.

STREET FURNITURE:

Lamps, Benches and Transit Shelter.

STREET LIGHTS:

70 ft. on center.

ECTRIC POLES.

70 ft. on center.

KIGHT-OF-WAY:

140 ft. plaza.

EXISTING SECTION:

None.

PROPOSED SECTION:

From West to East: 2 ft. flat curb -118 fc. paving and green - 2 fc.

sidewalk.

SIDEWALK:

Red colored reinforced concrete.

PLANTING STRIP:

Shrubs and Hedges.

IRRIGATION:

Buried drip collar for establishment.

EXISTING TREES:

To be replanted.

PROPOSED TREES:

Mahogany 12 fz high.

TREE PATTERN:

35 fr. on center.

GROUNDCOVER:

7 shrubs per tree.

CULTIVATION:

Boardcast fertilize twice a year with

balanced tree fertilizer.

INSTRUCTIONS:

Time the planning of turf for early in the rainy season and spary emergent

 $\infty$ 

NOTE: This section runs for 480 lineal feet along 2 intersections.

PROPOSED CONDITION

ınja Lakes

280th Street Plaza

≱€ 1200

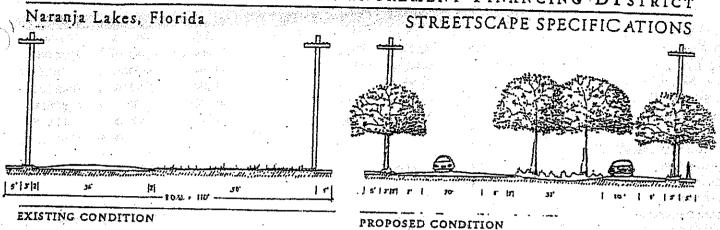
∌€ 1200		Salah s			5 7 9 2				
	and the second	ITEM	PRICE	Lenght ft.	Width ft	. Depth ft.	Counts AREA	Cal.	COST
egular Excavation	7	CY	\$ 3.2			2	115,20		
_mbankment	(	CY	\$ 4.50			-	115,20	0 4,26	7 \$ 13,866.67
Type B Stabilization	5	SY	\$ 1.50		120		= =7.00		\$
Limerock Base (8" thick)	. 8	SΥ	\$ 7:00				57,60		-1
Milling Existing Asphalt Paveme		SY	\$ 4.50		120		57,60	0 6,40	0 \$ 44,800.00
Type S-1 Asphaltic Concrete (1	5/8") T	N	\$ 35.00				ini. Tananan		\$ ·
Inlet		Α	\$2,000.00	The second secon	bit Dø				<b>.</b>
Modify Existing Drainage Struct		Α	\$ 800.00	54 IS				description of	\$ 8,000,00
Pipe Culvert (15*)	L		\$ 26.00	*. *				<u>-</u>	\$
Pipe Culvert (18")	Li		\$ 28.00	2.			and the second second	54	
Pipe Cuivert (24")	LI		\$ 32.00	Page 1				720	\$ 20,160.00
Exfiltration Drain(24" Pipe)	L.		\$ 55.00				•	•	\$
Plastic Filter Fabric	S		\$ 3.00	21	15	• •		•	\$ ·
Adjust Manhole	E/	-	\$ 300.00	4.1	13		315	140	\$ 420.00
Adjust Existing Valve Boxes	E/		\$ 250.00		<u>-</u>	-	• •		\$ -
Adjust Existing F.H. and Valve B			\$ 600.00			_		• .id	• <b>\$</b>
Adjust Existing F.M. and Valve B	oxes EA		\$ 250.00				•	-	\$ -
Solid Traffic Stripe, White (4*)	LF		\$ 0.50	3,120		-		0.400	<b>5</b>
				0,120	4. 17 T	<del>-</del>	The state of the s	3,120	\$ 1,560.00
Curbs	ĹF		\$ 9.00	1,200	_	<u>.</u> .	ege waa jihiki s	4.000	*
and Greens:				,,	1	5 J.T.E.	nie na esta de la cesta	1,200	\$ 10,800.00
Concrete Sidewalk (4* Thick)	SY		\$ 15.00	1,200	12	14 - 14 - 14 - 14 - 14 - 14 - 14 - 14 -	14,400	1 500	C 04 000 00
Concrete Sidewalk (6" Thick)	SY		\$ 17.50				(4,400)	1,600	\$ 24,000.00
Sodding (Maintenace and Water)	SY		\$ 2.00	930	5		4,650	517	\$ 1033.33
					,		4,000	317	\$ 1,033.33
ubs	EA		\$ 10.00	٠ ه	•		217 -	217	\$ 2,170.00
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free Removal	EA	\$	300.00	4	•		10	10	\$ 3,000.00
ree Planting	EA		500.00	-	-	•	31 -	31	\$ 15,500.00
	Tall and the second	**			:		•	J.	φ ( 30,000.00
ligns	EA	Ş	250.00	•		<u>.</u>	4	4	\$ 1,000.00
lemove Existing Signs	EΑ	\$	25.00			•		4	\$ 1,000.00
lelocate Existing Signs	EA	\$	100.00			9			\$
Iture:					-	-		7	
enches	EA	\$	736.00		-	-	12	12	\$ 8,832.00
rash Receptacles	EA	\$		••	, M	**			\$ 5,312.00
Icycle Racks	EA	\$	500.00	- 1 - 1 · 1		_	6 -		3,000.00
S:							+ 1 4s	. 7 - 9	
treets and Lanes	EA		2,400.00	•	•	-	34 -	34 \$	82,285.71
azas and Greens	EA	\$	570.00	•		-	24 -	24 5	
eeting Hail	~			and the second	-				s, gr ingr
idge	SF LF	\$	200.00	•	•		5,000	- 3	
	LI-	\$	9.00	-			ta dan ta	- \$	
wing	SY	p.	0.00				er Albert	***:	•
ndscaping	EA.	\$ \$	3.00 600.00	120	70		8,400	933 \$	•
		40	300.00			-	8	8 \$	
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'enance of Traffic		-	10% 6%		-		•	•	127,802.37
ing and Grubbing			6% 1%		٠		-	•	76,681.42
no Art		J. 11.	1% 2%	<u>•</u>			-	•	12,780.24
			£ 10			•	<b>-</b> .	· <u></u>	25,560.47
			* .				Project Total:	\$	1,648,650.59
	-								

84 100

Page 1

## P. JASE III

TAX INCREMENT FINANCING DISTRICT



DISTRICT NAME:

280th Avenue District

STREET NAME:

140th Avenue

STREET FURNITURE:

Lamps, Benches and Transit Shelter.

STREET LIGHTS:

70 ft. on center.

ELECTRIC POLES:

70 ft. on center.

RIGHT-OF-WAY:

110 feet.

EXISTING SECTION:

From West to East: 5 ft. sidewalk - 3 ft. planting strip - 36 ft. two-way lanes - 50 ft. planting strip - 5 ft.

sidewalk.

PROPOSED SECTION:

From West to East: 5 ft. sidewalk - 3 in Flancing serie - 3 in Flancing serie - 3 in Flancing - 20 ft. two-way lanes - 8 ft. parallel parking - 32 ft. planting strip - 10 ft. one-way lane - 8 ft. parallel parking - 5 ft. planting strip - 5 ft.

sidewalk

SIDEWALK:

Red colored reinforced concrete.

PLANTING STRIP:

Shrubs and Hedges.

IRRIGATION:

Buried drip collar for establishmene.

EXISTING TREES:

To be replanted.

PROPOSED TREES:

Mahogany 12 ft. high.

TREE PATTERN:

35 ft. on center.

GROUNDCOVER:

7 shrubs per tree.

CULTIVATION:

Boardcast fertilize twice a year with

balanced tree fertilizer.

INSTRUCTIONS:

Time the planting of turf for early in the rainy season and spary emergent

weeds.

NOTE: This section runs for 3000 lineal feet along 10 intersections.

PROPOSED CONDITION

**85** 109

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#### nja Lakes

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140th A linue

et: 3000		14 15	72 F Y =			4					
	TI II	av.	PRICE	Lenght ft.	Width ft	Depth ft.	Counts	AREA	Cal.		COST
Regul # Excavation	CY	-	\$ 3.2			2		120,000	4,444	_	
Embankment	CY		\$ 4.5			1	•	120,000	4,444		
Type B : itabilization	SY		\$ 1.5	0 3,000		•	•	54,000	6,000		
Limerock Base (8" thick)	SY	•	\$ 7.0					54.000	6,000		4.2000
Milling Existing Asphalt Pavement	SY.		\$ 4.5			٠.		162,000			-4.200.00
Type S-1 Asphaltic Concrete (1 5.8"	) TN	١.	\$ 35.0	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	and the second second			162,000	18,000	\$	81.000.00
Inlet	EA	941 B	\$2,000.00				30	102,000	1,609	\$	56,306.25
Modify Existing Drainage Structure.	EA		\$ 800.00	) _				- 	30	\$	60,000.00
Pipe Culvert (15")	LF		\$ 26.00	1,5,1				•		\$	•
Pipe Cuivert (18")	LF	. '	S 28.00	1 1 2 T T T T T T T T T T T T T T T T T		* W' T. ' .		•	2,580	\$.	67.080.00
Pipe Culvert (24")	LF		\$ 32.00	The state of the s	M			. •	· · · · · ·	\$	•
Exfiltration Drain(24* Pipe)	LF		\$ 55.00	_				•		\$	
Plastic Filter Fabric	SY		\$ 3.00		15		-		3,000	\$	165,000.00
Adjust Manhole	EA		\$ 300.00	-		. [	5	315	1,050	\$	3,150.00
Adjust Existing Valve Boxes	EΑ		\$ 250.00	_	_	_	3	•	5	\$	1,500.00
Adjust Existing F.H. and Valve Boxes	ĒΑ		\$ 600,00		_	_			-	\$	χ*. κ•
Adjust Existing F.M. and Valve Boxes	EA	;	\$ 250.00	-			_	•	•	\$	energia e egit e e
Solld Traffic Stripe, White (4")	LF		\$ 0.50	10,200	٠ .	_	_			\$	-
				. 4,200	•	100 -		i e ji 🍢	10,200	\$	5,100.00
Curbs	LĖ	. 9	9.00	12,000		_					
and Greens:		٠.,		1-10-00		,	•	. •	12,000	\$	108,000.00
Concrete Sidewalk (4" Thick)	SY	. \$	15.00	5,400	2	_	_	10.000	4000		
Concrete Sidewalk (6" Thick)	SY	\$	17.50	600	6			10,800 3,600	1,200 \$	-	18,000.00
Sodding (Maintenace and Water)	SY	\$	4.7	3,000	46				400 \$		7,000.00
			1.1	-,		-	* . <del>*</del> . *	138,000	15,333 \$	5	30,666.67
hrubs	EA	\$	10.00				2,408	:-	0.400 0		
							2,400	<del>-</del> .	2,408 \$	,	24,080.00
Tree Removal	EA	\$	300.00	_	•		10	1			
Tree Planting	EΑ	\$	500.00				344		10 \$		3,000.00
								•	344 \$		172,000.00
Signs	EA	\$	250,00	•			40		40 <b>\$</b>		10.000.00
Remove Existing Signs	EA	. \$	25.00	•	•				40 \$		10,000.00
Relocate Existing Signs	EA	\$	100.00	. 4	_		_		- »		. •
ture:						-		-			Tyris in
Benches	EA	\$	736.00	<b>.</b> .			26		26 €		10 100 00
Trash Receptacles	EA	\$	664.00		_		26		26 \$ 26 \$		19,136.00
3icycle Racks	EA	\$	500.00	<u>.</u>			36		26 \$ 36 \$		17,264.00 18,000.00
<u></u>	•		* *	A Section			**	4.			10,000,00
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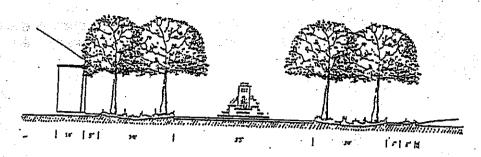
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## PHASE III

### TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PLAZA SPECIFICATIONS



#### PROPOSED CONDITION

DISTRICT NAME:

STREET NAME:

PLAZA:

CIVIC BUIDLING:

CIVIC ART:

STREET FURNITURE:

STREET LIGHTS:

LECTRIC POLES:

RIGHT-OF-WAY

EXISTING SECTION:

PROPOSED SECTION:

SIDEWALK

PLANTING STRIP:

IRRIGATION:

EXISTING TREES.

PROPOSED TREES.

TREE PATTERN:

GROUNDCOVER:

CULTIVATION:

INSTRUCTIONS:

280th Street District

140th Avenue.

Two plazas each 35,000 sq. fr. - 75 % paved - alinged with shaded trees.

5.000 sq.fr. - located within the plaza.

Scames and Fountains.

Lamps, Benches and Transit Shelter.

70 ft. on center.

70 ft. on center.

140 ft, plaza,

None.

From West to East: 2 ft. flat curb - 136 ft. paving and green - 2 ft.

sidewalk.

Red colored reinforced concrete.

Shrubs and Hedges.

Buried drip collar for establishment.

To be replanted.

Mahogany 12 ft. high.

35 ft. on conter.

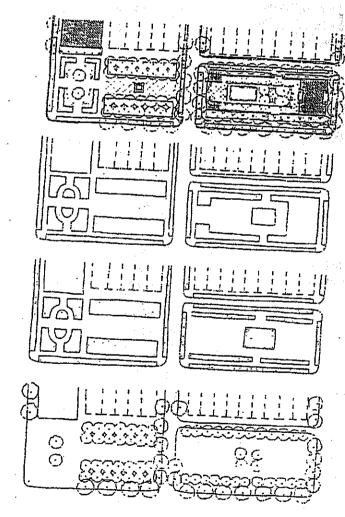
7 shrubs per tree.

Boardeast fertilize twice a year with

balanced tree fertilizer.

Time the planting of turf for early in the rainy season and spary emergent

weeds.



NOTE: This section runs for 400 lineal feet along 3 intersections.

PROPOSED CONDITION

140th Avenue Plaz

#### .nja Lakes

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140th Avenue Plaza

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et: 1490						T. W. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.					
And the second s		EW	PRICE	Lenght fi.	Wielth f	t. Depth ft.	Count	2.0050			
Regular Excavation	CY		\$ 3.25		115		COLLIN		Cal,	_	COST
Embankment	CY		\$ 4.50		115	5 . 2	. •	118,450	4,387	7 \$	14,257.87
Type B Stabilization .	SY		\$ 1.50				•	·	. •	9	<b>.</b> ,
Limerock Base (8* thick)	SY		\$ 7.00	1. in .	115	T 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		59,225	6,581		9,870.83
Milling Existing Asphalt Pavement	SY			Carlo San	115	, v		59,225	6,581	\$	46,063.89
Type S-1_Asphaltic Concrete (1 5/8					•				-	\$	-
Inlet	-	t, est	\$ 35.00	igentario €.					-	\$	
Modify Existing Drainage Structure	EA		\$ 2,000.00	<b>.</b>	•	• .	•	2 •	2	\$	4,000.00
Pipe Culvert (15")	EA		\$ 800.00	•	agend Walling	•	•	<del>.</del>	-	. \$	•
Pipe Culvert (18")	LF		\$ 26.00	10			•		10	\$	260.00
	LF	•	\$ 28.00	-	• •	•		•		\$	•
Pipe Culvert (24")	LF		\$ 32.00	280	-	•	-	•	280	\$	8,960.00
Exfiltration Drain(24* Pipe)	LF	;	\$ 55.00	3,000	•	•	-		3,000	\$	165,000.00
Plastic Filter Fabric	SY	:	\$ 3.00	21	15		•	315	70	\$	210.00
Adjust Manhole	EA	5	300.00		•	• .	2		2	\$	600.00
Adjust Existing Valve Boxes	EΑ	\$	250:00	-	-		_			\$	800.00
Adjust Existing F.H. and Valve Boxe		\$	600.00	•	•	•		eta e e		g.	n se produkt
Adjust Existing F.M. and Valve Boxe	s EA	\$	250.00		•	-			<u>-</u>	€.	v n <mark>j</mark> lava
Solid Traffic Stripe, White (4")	LF	\$	0.50	3,874	-		_		3,874	\$	
· Augusta Higgs Francis	tronger					1000	1.1100	English State of the Control	0,014	Ψ	1,937.00
Curbs	LF	\$	9.00	1,490	-			£1.	1,490	D+	10 440 00
and Greens:		de la			•	ar instru	·		1,430	\$	13,410.00
Concrete Sidewalk (4" Thick)	SY	\$	15.00	1,136	6			6,816	-ye	pts.	aa see aa da Arii
Concrete Sidewalk (6" Thick)	SY	S	and the second second			_	· <del>·</del>	0,010	757	\$	11,360.00
Sodding (Maintenace and Water)	SY	\$		1,136	.5	a ja sv	3 .	F 000		\$	
•		•	<del>,</del>	1,100	J	<del>.</del>	•	5,680	631	\$	1,262,22
Shrubs	EA	S	10.00		•						
		*	10.00		• .	•	245	<del>-</del>	245	\$	2,450.00
Tree Removal	EΑ	\$	300.00				_				jara menarijasas
Tree Planting	EΑ	· \$	500.00	<u>.</u> .	•	٠	5	-		\$	1,500.00
	<u> </u>	Ψ	300,00	-	· • .	•	43	. ·	43	\$	21,285.71
Signs	ΕA	\$	250.00	÷				3 2 1			a description
Remove Existing Signs	EA	\$		•	•	•	4	State of the Paris	4	\$	1,000,00 ·
Relocate Existing Signs	FΑ	€. •	25.00	24	•.		•	· •	· - ;	\$	<b>-</b>
ture:	F 1775	<b>3</b> 7:	100.00			•		e 1 80 c	;	Ď.	<ul> <li>□ 17 37 37 3.</li> </ul>
Benches	<b>⊏</b> ∧		700.00					· .			
Trash Receptacles	EA EA	\$ \$	736.00	•	. <b>19</b>	40	19	ti i i i i i i i i i i i i i i i i i i	19 \$	5	13,984.00
Bicycle Racks	EΑ	\$	664,00	•	· <del>-</del>		14	e in a set	14 \$	\$	9,296.00
<b>5:</b>		Ф.	500.00		• • 1.1 • 1.1		12	· -	12 \$	;	6,000.00
Streets and Lanes	ΕĄ	Φ.	1400.00	• • • •							en e
Plazas and Greens			2,400.00	-	• •	•	- 14	- <b>*</b> - **	- \$	;	
re:	ĒΑ	\$	570.00	•		•	45		45 \$	;	25,650.00
Meeting Hall											
Bridge	SF LF	\$	200.00	•	•	•	-	5,000	\$	1,0	00.000,000
go	L.F	\$	9.00	-	. <del>-</del> .	• 7,	<del> </del>		- \$		-
Paving								and the second			·
Landscaping	SY.	\$	3.00	130	45	•	. <b>-</b> , ,	5,850	650 \$		1,950.00
The second secon	EA	\$	600,00		• •	• 1	34	sest <del>e</del> et sinnin	34 \$		20,400.00 ·
<b>&gt;:</b>							S	ubtotal:	\$		80,707.53
Contingency							-			•	
Miscellaneous			10%	•	•	<b>.</b>	-	•	_	1	38,070.75
· · · · · · · · · · · · · · · · · · ·			10%	•	-	-	-	-	-		38,070.75
Maintenance of Traffic			6%		~	-	-	-	-		82,842.45
earing and Grubbing ivic Art			1%	-		-	•	•	_		13,807.08
STIC MIL		· '	2%	•			-	-	-		27,614.15
					e /						<del></del>

\$ 1,781,112.71

Project Total:

### TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

STREETSCAPE SPECIFICATIONS

EXISTING CONDITION

PROPOSED CONDITION

DISTRICT NAME:

280th Avenue District

STREET NAME:

280th Street

STREET FURNITURE:

Lamps, Benches, and Transit Shelter.

STREET LIGHTS:

70 ft. on center.

ELECTRIC POLES:

70 fr. on center.

RIGHT-OF-WAY:

95 feet.

EXISTING SECTION:

From North to South: 5 ft. sidewalk -3 fr. planting strip - 24 fr. one-way 2 lanes - 30 fr. planting strip - 24 fr.

one-way 2 lanes - 5 ft. sidewalk.

PROPOSED SECTION:

From North to South: 5 ft. sidewalk . 17 ft. pisadag strip - 20 ft. one-str 1 tanes - 15 ft. planting strip - 20 ft. one-way 2 lanes - 15 ft. planting strip - 5 ft. sidewalk.

SIDEWALK.

Red colored reinforced concrete.

PLANTING STRIP:

Shrubs and Hodges.

IRRIGATION:

Buried drip collar for enablishmens.

EXISTING TREES:

To be replanted.

PROPOSED TREES:

Mahogany 12 ft. high.

TREE PATTERN:

35 ft. on center.

GROUNDCOVER:

7 shrubs per tree.

CULTIVATION:

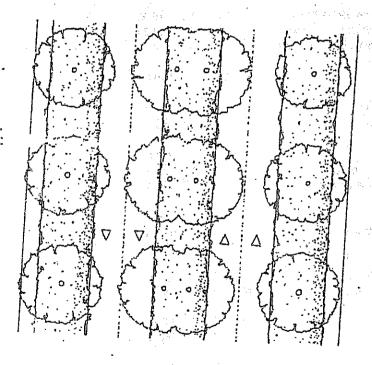
Boardcast fertilize twice a year with

balanced tree fertilizer.

INSTRUCTIONS:

Time the planting of turf for early in the rainy season and spary emergent

weeds.



NOTE: This section runs for 5900 lineal feet along 19 intersections.

PROPOSED CONDITION

## nja Lakes

272nd Street

1400

Bt: 1400		ΞV	PRICE	Lenght ft.	Width ft	Depth ft.	Counts	AREA	Cal.	COO-
Regular Excavation	<u>.</u>		\$ 3.25		4	1		5,600	207	COST
Embankment	C	Y	\$ 4.50			1		22,400		\$ 674.07
Type B Stabilization	SY	1	\$ 1.50					22,400	830	\$ 3,733.33
Limerock Base (8" thick)	SY	7	\$ 7.00			_		-	•	\$ -
Milling Existing Asphalt Pavement	SY		\$ 4.50	1,400	20		_	20 000		\$ -
Type S-1 Asphaltic Concrete (1 5/8"		17	\$ 35.00	1,400	20		_	28,000	3,111	\$ 14,000.00
Inlet	EA	Section .	\$ 2,000.00	,,,,,,	20			28,000	278	\$ 9,731.94
Modify Existing Drainage Structure	EA		\$ 800.00	• • • • • • • • • • • • • • • • • • • •	• •	•	6		6	\$ 12,000.00
Pipe Culvert (15")	LF		\$ 26.00	60	<u> </u>	•	•	•	•	\$
Pipe Cuivert (18")	LF		\$ 28.00				are, e j <mark>e</mark> si s	to en 🍍 un y	. 60	\$ 1,560.00
Pipe Cuivert (24*)	LF		\$ 32.00		•		•.			\$
Extiltration Drain(24* Pipe)	LF		\$ 55.00	1,400	•	• • • • • • • • • • • • • • • • • • • •	•	•	-	\$ -
Plastic Filter Fabric	SY		3.00	21		and the second	-		at the first of the second	\$ 77,000.00
Adjust Manhole	EA	S		. 21	15	•	•	315	210	\$ 630.00
Adjust Existing Valve Boxes	EA	\$		-	•	•	4	-	4	\$ 1,200.00
Adjust Existing F.H. and Valve Boxes	EA	\$		-	•	. •	•	•	•	\$ -
Adjust Existing F.M. and Valve Boxes	EA	\$		•	•	-			-	<b>\$</b>
Solid Traffic Stripe, White (4")	LF	\$		1,400	•	•	•	-	-	\$
( )		Ψ	0.50	1,400	-	-	•		1,400	\$ 700.00
Curbs	LF	\$	9.00	2,800		garandi radi	1000 100	ta in the second		$(-1)^{2} \left( x_{1} \cdot x_{2} - x_{1} \right) = \left( \frac{1}{2} \left( \frac{1}{2} x_{1} \right) + \frac{1}{2} \left( \frac{1}{2} x_{2} \right) + \frac{1}{2} \left( \frac{1}{2} x_{2} \right) \right)$
and Greens:		*	3.00	2,000	<b>-</b>	•		. •	2,800	\$ 25,200.00
Concrete Sidewalk (4" Thick)	SY	\$	15.00					•		
Concrete Sidewalk (6" Thick)	SY	\$			6	•	•	<del>-</del> . ·		
Sodding (Maintenace and Water)	SY	\$	2.00	1,400	-	-			- 4	and the control of the section of the section of
) []		•	2.00	1,400	8		₹ .,	11,200	1,244 \$	2,488.89
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		•	.0.00	·***.		is is ₹qt	560	•	560 \$	5,600.00
Tree Removal	EA -	\$	300.00			200				
Tree Planting	ĒΑ	\$	500.00	_		•	30	•• -	30 \$	-,
		. *	500.00	•	•	Taranga Taranga	80	•	80 \$	40,000.00
Signs	EA	\$	250.00		1.0					
Remove Existing Signs	EA	\$	25.00			•	4	•	4 \$	1,000.00
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ture:		. +				- -			- \$	
Benches	EA	s	736.00				-			ing a state of the
Trash Receptacles	EA	\$	664.00					*	- 5	e i 🙀 e i e e e e e
Bicycle Racks	EΑ	\$	500.00						- 5	
<b>3:</b>							8		8 \$	4,000.00
Streets and Lanes	EA	\$ :	2,400.00	4			40		4n n	
Plazas and Greens	EA	\$	570.00			_	40		40 \$	96,000.00
re:				. 4			•	. • .	\$	. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
Meeting Hall	SF	\$	200.00	-				d	•	and the same of the same of
Bridge	LF	\$	9.00				-		\$	N <b>=</b> 1 + 2 M − 4 ×
•								• ••• ::	- 4	** * * * * * * * * * * * * * * * * * *
Paving	SY	\$	3.00	•		_		garage de d	•	
Landscaping	EA	\$	600.00	•.				-	- 5	
							e	btotal:	_ =	00/ 5/00/
s:						•	- 34	biblai:	\$	304,518.24
Contingency			10%	•						20 454 20
Miscellaneous			10%		•	- -	_	-	•	30,451.82
Maintenance of Traffic	•		6%	*		- -	_		•	30,451.82
Clearing and Grubbing			1%	*		-	-		•	18,271.09
Civic Art			2%	•	_			-		3,045.18
						100	- D	inat Tatat	•	6,090.36
	401	٠.	garanta da	• 1 1 × 1 × 1	in Table 1 of the control of the con		Pro	ject Total:	\$ 3	392,828.53

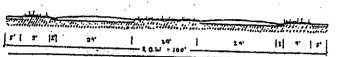
Page 1

# PHASEIV

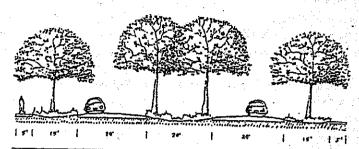
### TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

STREETSCAPE SPECIFIC ATIONS



EXISTING CONDITION



PROPOSED CONDITION

DISTRICT NAME:

145th Avenue District

STREET NAME.

145th Avenue.

STREET FURNITURE:

Lamps, Benches and Transit Shelter.

STREET LIGHTS:

70 ft. on center.

ELECTRIC POLES:

70 ft. on center.

RIGHT-OF-WAY

100 feet.

EXISTING SECTION:

From North to South: 5 ft. sidewalk -9 fr. planting strip - 24 fr. one-way 2 lanes - 20 ft. planting strip - 24 ft. one-way I lanes - 9 fc planting strip -5 ft. sidewalk.

PROPOSED SECTION-

From North to South: 5 ft. sidewalk -15 fc. planting strip - 20 ft. one-way 2 lanes - 20 ft. planting strip - 20 ft. one-way I lanes - 15 fc. planting strip - 5 ft. sidewalk.

SIDEWALK:

Red colored reinforced concrete.

PLANTING STRIP:

Shrubs and Hedges.

IRRIGATION:

Burled drip collar for establishment.

EXISTING TREES.

To be replanted.

PROPOSED TREES:

Mahogany 12 ft. high.

TREE PATTERN:

35 fc. on center.

GROUNDCOVER:

7 shrubs per tree.

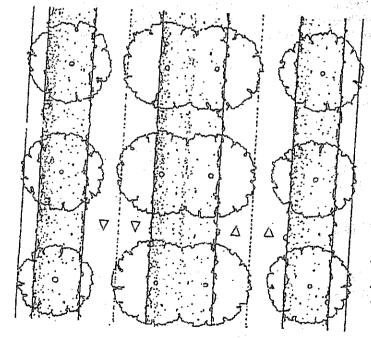
CULTIVATION:

Boardenst fertilize twice a year with

balanced tree fertilizet.

INSTRUCTIONS:

Time the planting of typf for early in the rainy season and spary emergent



 $\Box$ 

o

Avenue

NOTE: This section runs for 300 lineal feet with 2 intersection.

PROPOSED CONDITION





#### nja Lakes

IV

145th Avenue Along US1

et: 300

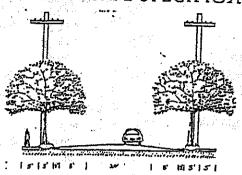
et: 300					Maria di Salamana. Maria di Salamana di Salam	kora <u>wasan b</u> alifan	<u> </u>	<u> </u>		
, Regular Excavation	IV.		PRICE		Width ft.	Depth ft.	Counts	AREA	Cal.	COST
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Embankment	CY		\$ 4.50	300	50	1	•	15,000	556	\$ 2,500.00
Type B Stabilization	SY.		\$ 1.50	•	<b>-</b> ,	•	-	•	-	\$
Limerock Base (8" thick)	SY		7.00	•	<b>-</b> .	*	•	. •	-	\$
Milling Existing Asphalt Pavement	SY		6 4.50	300	40	-	•	12,000	1,333	\$ 6,000.00
Type S-1 Asphaltic Concrete (1 5/8*	The state of the section		35.00	300	40	-	•	12,000	119	\$ 4,170.83
Inlet	EA.	\$	2,000.00		· •	•	3	•	3	\$ 6,000.00
Modify Existing Drainage Structure	EA	\$	800.00	•	<b>-</b> .	-	-	•	-	\$ -
Pipe Culvert (15*)	LF	\$	26.00	60	• 1		•	•	60	\$ 1,560.00
Pipe Culvert (18")	LF	\$	28.00						•	\$
Pipe Culvert (24")	LF	\$	32.00	600	•	e de la companya de La companya de la co			600	\$ 19,200.00
Exfiltration Drain(24" Pipe)	LF	S	55.00	•	-	•		· 20		\$ -
Plastic Filter Fabric	SY	\$	3.00	21	15	-	<b>-</b> .	315		\$ 315.00
Adjust Manhole	EA	\$	300.00	<b>-</b> .	- '	-	2	•		\$ 600.00
Adjust Existing Valve Boxes	EΑ	\$	250.00	-	· .	-	-	•	- !	8
Adjust Existing F.H. and Valve Boxes		\$	600,00	-	-	•			- 5	
Adjust Existing F.M. and Valve Boxes	EA	\$	250.00	-	-	-	-	<b>-</b>	- <u> </u>	1,30516
Solid Traffic Stripe, White (4*)	LF	\$	0.50	600	-	-	•	•	600 \$	5 - 300.00 : :
					•	and the second of	Same to the second	age of Marie		
Curbs	LF	\$	9.00	1,200	•	٠		-	1,200 \$	10,800.00
and Greens:									• • • • •	
Concrete Sidewalk (4* Thick)	SY	\$	15.00	300	. 2	•	•	600	67 \$	1,000,00
Concrete Sidewalk (6* Thick)	SY	\$	17.50	•	-	•	•	•	- S	. 115,55,63
Sodding (Maintenace and Water)	SY	\$	2.00	300	48	•	•	14,400	1,600 \$	3,200.00
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Shrubs	EA	\$	10.00	-	•	-	238		238 \$	2,380.00
Tree Removal	EA	\$	300.00	•	•′	•		•	- \$	
Tree Planting	EA	\$	500.00	•	-		34	-	34 \$	17,000.00
										,
Signs	EA	\$	250.00	•		•	4	- 1 <b>.</b>	4 \$	1,000.00
Remove Existing Signs	EΑ	\$	25.00		∴ <del>-</del> : <sup>5</sup>	9	σ.		~ \$	•
Relocate Existing Signs	EA	\$	100.00	•	•	<b>6</b> 1		i 🐙 🗀	· \$	
ture:					1					a seed to be to
Benches	EA		736.00	-		•	4	•	4 \$	2,944.00
Trash Receptacles	EA		664.00	<del>-</del> •	•	• 17 - 15g g	4 -	•	4 \$	2,656.00
Bicycle Racks	EA	\$	500.00	•	g <b>=</b> + 11	•	4	, <b>.</b>	4 \$	2,000.00
Streets and I have			4							
Streets and Lanes			400.00	•		•	9 .	· 🚅 ·	9 \$	20,571.43
Plazas and Greens	EA .	\$	570.00	<del>-</del>	* 1 - j	•	•	<b>.</b> , ≥	- \$	e e e e e e e e e e e e e e e e e e e
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Meeting Hall		\$	200.00	• .	-	-	-	-	- \$	- ,
Bridge	LF	\$	9.00	-	-	•	• • • • •	•	- \$	-
Davina	0.4	_		. •				e di di		
		\$	3.00	`-	•	• 100	• 14	• · .	- \$	•
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s:	-					•	Sub	total:	\$	104,702.82
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			10%							10,470.28
Maintenance of Traffic			6%		•					6,282.17
Plearing and Grubbing  Civic Art		J. 14	1%	1						1,047.03
CITY O ALL		1	2%		n de de la companya d					2,094.06
· · · · · · · · · · · · · · · · · · ·						135	Proi	ect Totals		125 066 62

### TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

3 | 3 |E | 1 50 Si

#### STREETSCAPE SPECIFICATIONS



PROPOSED CONDITION

EXISTING CONDITION

DISTRICT NAME:

145th Avenue District

STREET NAME:

145ª Avenue.

STREET FURNITURE.

Lamps, Benches and Transit Shelter.

STREET LIGHTS:

70 ft on center.

ELECTRIC POLES:

70 ft. on center.

RIGHT-OF-WAY:

60 feet.

EXISTING SECTION:

From West to East 5 ft. sidewalk - 5 fe planting strip - 36 ft. two-way lanes - 5 ft. planning strip - 5 ft.

sidewalk.

PROPOSED SECTION:

From West to East: 5 ft. sidewalk - 5 fc. planting strip - 8 fc. parallel parking - 20 fr. two-way lanes - 3 .:. parallel parking - 5 ft. planting strip . 5 fc. sidewalk.

Red colored reinforced concrete.

PLANTING STRIP:

Shrubs and Hedges.

IRRIGATION:

SIDEWALK:

Buried drip collar for establishment.

EXISTING TREES:

To be replanted.

PROPOSED TREES.

Mahogany 12 ft. high.

TREE PATTERN:

35 ft. on center.

GROUNDCOVER:

7 shrubs per tree.

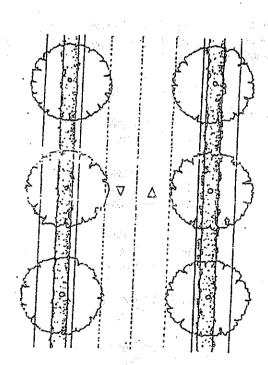
CULTIVATION:

Boardeast fertilize twice a year with

balanced tree fertilizer.

INSTRUCTIONS:

Time the planting of turf for early in the rainy season and spary emergent



NOTE: This section runs for 4400 lineal feet along 6 intersections.

PROPOSED CONDITION

## nja Lakes IV

145th Avenue

4400

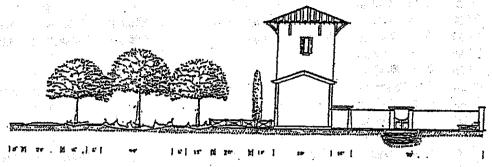
		134	PRICE	Lenght ft.	Width ft	Depth ft.	Counts	AREA	Cal.	COST
Regular Excavation	C		\$ 3.25	4,400	. 2	1	· • •			
Embankment	C,	Y	\$ 4.50	4,400	10	1		44,000		
Type B Stabilization	Ś	1	\$ 1.50	-	. •	•		. ,	000	\$ 7,333.33
Limerock Base (8" thick)	SY	*	\$ 7.00	·	-				· -	ک م
Milling Existing Asphalt Pavement	SY	<u></u>	\$ 4.50	4,400	. 36			158,400	17 500	φ . •
Type S-1 Asphaltic Concrete (1 5/8"	) TN	1	\$ 35.00	4,400	36	•	_	158,400		\$ 79,200.00
Inlet	EA		\$ 2,000.00				28	100,400	•	\$ 55,055.00
Modify Existing Drainage Structure	EA	·.	\$ 800.00		•		5	•		56,000.00
Pipe Culvert (15")	LF	3	\$ 26.00	504		_		CAR ST	5. 5	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Pipe Cuivert (18")	LF		\$ 28.00			`			504 \$	7-11-0 1100
Pipe Culvert (24")	ᄕ		\$ 32.00	•	-	_			• • • • • • • • • • • • • • • • • • •	•
Exflitration Drain(24" Pipe)	LF		\$ 55.00	4,400			· · · · · ·	• • • • •	- \$	
Plastic Filter Fabric	SY	;	\$ 3.00	21	15		•	-	4,400 \$	
Adjust Manhole	EA		\$ 300.00	-		_		315	980 \$	2,940.00
Adjust Existing Valve Boxes	EA		,	_		-	16	•	16 \$	4,800.00
Adjust Existing F.H. and Valve Boxes	EA	5		. <u>-</u>	_	_	3	g against Arthur San Carlo	3 \$	750.00
Adjust Existing F.M. and Valve Boxes	EA	Ş			-		5	Sugar Table	5 \$	3,000.00
Solid Traffic Stripe, White (4")	LF	ş		11,440	•	-	•	• 1	- \$	
		•		• • (3370	-	a, Tagasesta d	a <del>*</del> jsasē *	j ere h⊫bur	11,440 \$	5,720.00
Curbs	LF	\$	9.00	-	_	_		5 No. 134	_	
and Greens:						-	•	tu in all a	- \$	gradien in State of the Company of t
Concrete Sidewalk (4" Thick)	SY	\$	15.00	7,920	6	_		47.500		
Concrete Sidewalk (6" Thick)	SY	\$	17.50	880	6	_	•	47,520	5,280 \$	79,200.00
Sodding (Maintenace and Water)	SY	. \$	2.00	300	48	ing ward	o joan	5,280	587 \$	10,266.67
					-10	- Table		14,400	1,600 \$	3,200.00
Shrubs	EA	\$	10.00		_	_	1 701	agental and the		
						-	1,764	•	1,764 \$	17,640.00
Tree Removal	EA	\$	300.00		_	<u></u>	05	in the second		
Tree Planting	EA	\$	500.00		_		25 252	onā, orgānis s org	25 \$	7,500.00
					-		232		252 \$	126,000.00
-Signs	EA	\$	250.00			_	10	teachers.		
Remove Existing Signs	. EA	\$	25.00	•			10 - 7:	- 	10 \$	2,500.00
Relocate Existing Signs	EA	\$	100.00		_		· · <del>-</del> ,		- \$	·
ture:	1.						•	. April To the transfer	- \$	
Benches	EΑ	\$	736.00	•	_		14	, was enjoyed	44.6	e Presidenti
Trash Receptacles	EΑ	\$	664.00				14		14 \$	10,304.00
Bicycle Racks	EA	\$	500.00	•	_	-	18	_	14 \$	9,296.00
<b>4</b>							10		: 18 \$	9,000.00
Streets and Lanes	EA	\$	2,400.00	•		_	126		400 #	- 17 SET
Plazas and Greens	EA	\$	570.00	•		_	-		126 \$	301,714.29
<b>'e:</b>		•	:						\$	÷'
Meeting Hall	SF	\$	200.00					gaster i ku situ		er of the
Bridge	LF	\$	9.00		_	_			- <b>3</b>	-
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	SY.	\$	3.00	•		<u>.</u> 21 13		res var sind to the	- \$	
Landscaping	EA	\$	600.00			-	-		- \$	_
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Contingency			10%			•		-	_	105,158.25
Miscellaneous			10%	·			_	_		
faintenance of Traffic			6%	·			•	-	-	05,158.25
earing and Grubbing Sivic Art			1%	:			<u>.</u> .		- 	63,094.95
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					94	8 .				
Town Planners			Pag	∍ 1	NI			1		· · · ·
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and the second of the second o										

## PHASEIV

### TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PLAZA SPECIFICATIONS



#### PROPOSED CONDITION

DISTRICT NAME:

145th Avenue District

STREET NAME:

145th Avenue.

PLAZA:

15,000 sq. fc. - 75 % paved - alinged

with shaded trees.

CIVIC BUIDLING:

5,000 sq.fr. - located along the plaza.

CIVIC ART

Scarues and Fountains.

STREET FURNITURE:

Lamps and benches.

TREET LIGHTS:

70 ft. on center.

LECTRIC POLES:

70 ft. on centet.

RIGHT-OF-WAY

100 ft. (plaza)

EXISTING SECTION:

None.

-PROPOSED SECTION:

From North to South: 2 ft. flat curb -

100 ft. paving - 2 ft. flar curb.

SIDEWALK

Red colored reinforced concrete.

PLANTING STRIP:

Shurbs and Hedges.

IRRIGATION:

Buried drip collar for establishment.

EXISTING TREES:

To be replanted.

PROPOSED TREES.

Mahogany 12 ft. high.

TREE PATTERN:

35 fc on center

GROUNDCOVER:

7 shurbs per tree.

CULTIVATION:

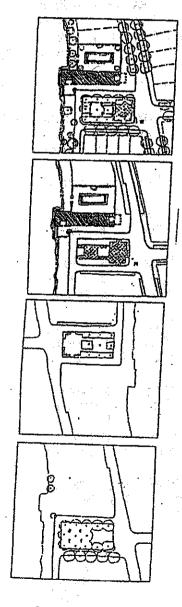
Boardense fertilize twice a year with

balanced tree fertilizer.

INSTRUCTIONS:

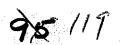
Time the planting of turf for early in the rainy season and spary emergent

weeds



NOTE: This section runs for 150 lineal feet with 2 intersections.

PROPOSED CONDITION



145th Avenue Plaza

#### anja Lakes

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: 145th Avenue Plaza

**e**ŧ 460

et 460					•	-3-				
<b>:</b> y seed to be a	T T	TEM .	PRICE	Lenght ft	Width ft. D	enth ft. Co	unts AREA	Cal.	0007	A CONTRACT
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imbankment	CY		4.50		-	<b>.</b> .	10,000	593	\$ 1,925.93	· .
Type B Stabilization	SY	\$	1.50	100	80	. <u>.</u>	. 0.000	*	\$ .	
Limerock Base (8* thick)	SY	\$	7.00	100	80	• •	- 8,000	889	\$ 1,333.33	
Milling Existing Asphalt Pavement	SY	-	4.50	100	· OV	•	- 8,000	889	\$ 6,222,22	
Type S-1 Asphaltic Concrete (1:5/8*)	) TN	. <b>\$</b>	35.00					41.1901	\$ -	
inlet	EA	•	2,000.00	•					\$ · -	
Modify Existing Drainage Structure	EA	S S	800.00			,	<b>4</b> % (****)	4	\$ 8,000.00	
Pipe Culvert (15")	LF.	\$	26.00			* :	•	· • .	\$ -	
Pipe Culvert (18")	ĹF	S	28.00	80				80	\$ 2,080.00	
Pipe Culvert (24*)	LF	<b>S</b> .	32.00		•	•	• •		\$ -	
Exfiltration Drain(24* Pipe)	LF	. \$	55.00	200	•	•	•	200	\$ 6,400.00	
Plastic Filter Fabric	SY	\$		-		• .	•		\$ -	
Adjust Manhole	EA	\$ . \$	3.00	21	,	•	315	140	\$ 420.00	
Adjust Existing Valve Boxes	EA	э \$		•	•	•	2 -	2 \$	600,00	
Adjust Existing F.H. and Valve Boxes	EA	ა. ა	250.00		•	•	•	- \$		
Adjust Existing F.M. and Valve Boxes	EA		600.00	•	-		e en eretan	: - \$		
Solid Traffic Stripe, White (4*)	LF	grant training	250.00		-		• • and set 1%	\$	4 40 Y 40 PM	
· · · · · · · · · · · · · · · · · · ·	LIS LIS	\$ .	0.50	1,196	•	•		1,196 \$		
Curbs	LF	\$	0.00	400		Carlotte (1970)			ALL MAN FRANCE	
: and Greens:	lul?	•	9.00	460	-	•		460 \$	4,140.00	
Concrete Sidewalk (4" Thick)	SY	\$	15.00			Spierce N	الخاليات والتعليد	1 +	The section of the section	
Concrete Sidewalk (6" Thick)	SY		15.00	460	12	-	5,520	613 \$	9,200.00	
Sodding (Maintenace and Water)	SY	\$	17.50	. 400	46	• •	• •	- \$	e de la companya de La companya de la co	
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rash Receptacles	EA		736.00 664.00	. •		8	l	8 \$	5,888.00	Ż.
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azas and Greens	EA		570.00	_	•	•	•	- \$		
ire:		Ψ .	0.00	-	•	. 12	-	12 \$	6,840.00	
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•		•	- <del></del>		-	6		6 \$	3,600.00	
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cellaneous	-		10%		-	•	-	-	107,944.15 .	
tenance of Traffic			6%	•	•			•	107,944.15	
ing and Grubbing			1%	-	•	-	-	• *	64,766.49	\$
íc Art			2%			•	-	•	10,794.41	S. Carlot
			7.7		Talana († 1864) Britisk fransk frans			———	21,588.83	
			2 4				Project Total:	\$ 1,	392,479.51	
					-					

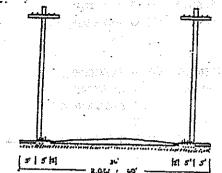
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Page 1

## LHASEV

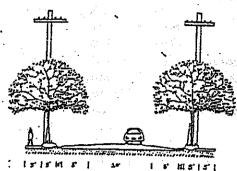
### TAX INCREMENT FINANCING DISTRICT

#### Naranja Lakes, Florida



#### EXISTING CONDITION

STREETSCAPE SPECIFIC ATIONS



PROPOSED CONDITION

DISTRICT NAME:

143rd Avenue District

STREET NAME:

143rd Avenue.

STREET FURNITURE:

Lamps. Benches and Transit Shelter.

STREET LIGHTS:

70 ft. on center.

ELECTRIC POLES:

70 ft. on center.

RIGHT-OF-WAY.

60 feet.

EXISTING SECTION:

From North to South: 5 ft. sidewalk -5 ft. planting strip - 36 ft. two-way lanes - 5 ft. planting strip - 5 ft.

sidewalk.

PROPOSED SECTION:

From North to South: 5 ft. sidewalk -5 ft planting strip - 8 ft parallel parking - 20 ft. two-way lanes - 8 ft. parallel parking - 5 ft. planting strip -5 it. sidewalk.

SIDEWALK:

Red colored reinforced concrete.

PLANTING STRIP:

Shrubs and Hedges.

IRRIGATION:

Buried drip collar for establishment.

EXISTING TREES.

To be replanted.

PROPOSED TREES:

Mahogany 12 ft. high.

TREE PATTERN:

35 Ft. on center.

GROUNDCOVER:

7 shrubs per tree.

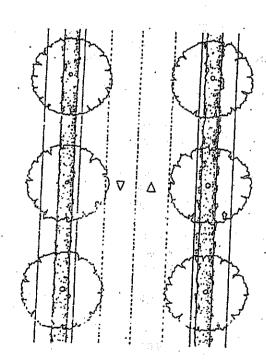
CULTIVATION:

Boardeast fertilize twice a year with

balanced tree fertilizer.

INSTRUCTIONS:

Time the planting of turf for early in the rainy season and spary emergent weeds.



NOTE: This section runs for 1900 lineal feet along 6 intersections.

PROPOSED CONDITION

#### nja Lakes v

143rd Avenue 1900

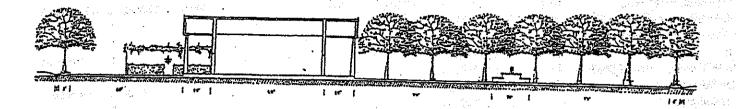
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## PHASEV

### TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PLAZA SPECIFICATIONS



#### PROPOSED CONDITION

DISTRICT NAME:

143" Avenue District.

STREET NAME:

143 Avenue.

PLAZA:

60,000 sq. ft. - 75 % paved - alinged

with shaded trees.

CIVIC BUIDLING:

5,000 sq.ft. - located within the plaza.

CIVIC ART

Statues and Fountains.

STREET FURNITURE:

Lamps and benches.

TREET LIGHTS:

70 ft. on center.

ELECTRIC POLES:

70 fr. on center.

RIGHT-OF-WAY

200 fc. plaza.

EXISTING SECTION.

None.

PROPOSED SECTION:

From North to South: 2 ft. flar curb - 196 ft. paving and green (plaza) - 2 ft.

flat curb.

SIDEWALK:

Red colored reinforced concrete.

PLANTING STRIP:

Shorbs and Hedges.

IRRIGATION:

Buried drip collar for establishment.

EXISTING TREES:

To be replanted,

PROPOSED TREES:

Mahogany 12 ft. high.

TREE PATTERN:

35 ft. on center.

GROUNDCOVER:

7 shurbs per tree.

CULTIVATION:

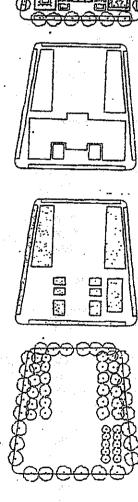
Boardcast fertilize twice a year with

balanced tree fertilizer.

INSTRUCTIONS:

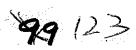
Time the planting of turf for early in the rainy season and spary emergent

weeds.



NOTE: This section runs for 300 lineal feet along 2 intersections.

PROPOSED CONDITION



145" Avenue Plaza

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143rd Avenue Plaza

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\$ 1,528,838.24

Project Total:

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

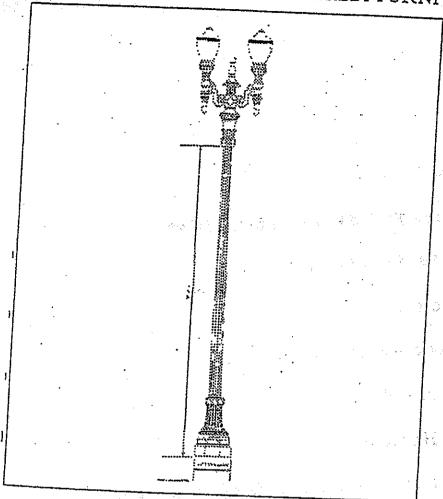
PROPOSED STREET FUR NITURE

- STREET LAMPS
- LAMPS FOR PLAZAS AND GREENS
- TRASH RECEPTACLES
- Benches
- STREET NAME SIGNS
- BICYCLE RACKS
- FIRE HYDRANTS
- Street Traffic and Parking Control Signs
- TELEPHONE SWITCH GEAR
- MAIL BOXES
- NEWS PAPER VENDING BOXES
- PUBLIC TELEPHONES
- TREE GRATES
  - TRANSIT SHELTERS

TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FURNITURE



### STREET LAMPS

MANUFACTURER:

Spring City

Electrical Manufacturing Co.

P.O. Drawer 19

Spring City, Pa 19475 USA (610)948-1000 phone (610)938-5577 fax

MODEL:

NEW FRONTIER STEEL

BATTERYPARK

DIMENSIONS:

Height: 20 ft. + Light Center: 25 ft. 6 in.

Base: 24 in. octagonal

MATERIALS:

Shafe: 7, 9, or 11 gauge 16 Flute Steel

Monorube Const.

FINISH:

Paint

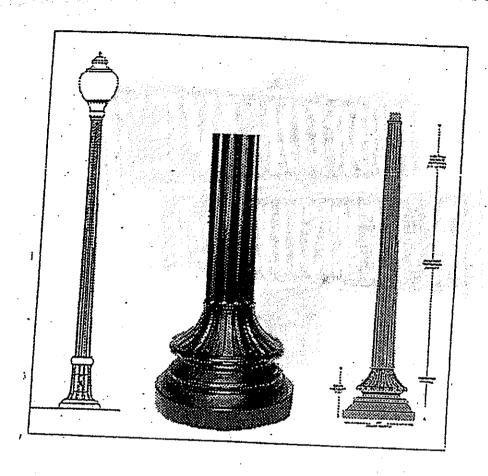
COST:

Single pole S 1,870.00 Twin brace: \$ 2,400,00 (Pricing for 1995-1996)

TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FUR NITURE



## LAMPS FOR PLAZAS AND GREENS

MANUFACTURER:

MAINSTREET

Ornamental Light Post 1021 Industrial Parkway

Medina, Ohio 44256 (216) 723-1431 phone

MODEL:

WINDSORSERIES AA814

DIMENSIONS:

Height: 14 ft. Base height: 1 ft. 6 in. Base width: 17 in.

MATERIALS.

Base: Cast Aluminium

Shafe: Round tapered spun aluminium

FINISH:

Base and Shaft: polyurethane paint over alodine surface

COST:

Single pole: \$ 570.00 Twin brace: \$ 990.00

(Pricing for 1995-1996)

TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FUR NITURE



### STREET NAME SIGNS

MANUFACTURER:

Lake Shore Industries

P.O. Box 59

Erie, Pennsylvania 16512-0059

(800) 458-0463 phone

MODEL:

Cast aluminium, double face side

DIMENSIONS:

Width: varies

High: 6 in.

LETTERING:

4 in., Roman style

FINISH:

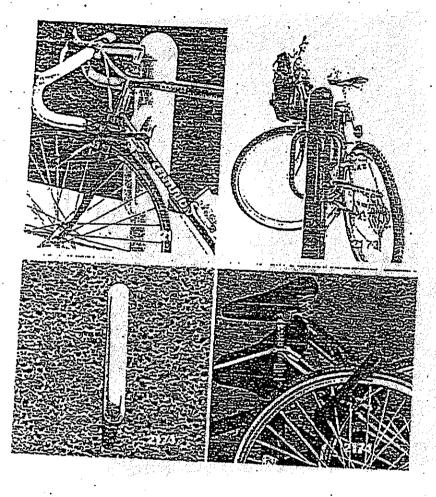
Green background/White refelctive letters

COST:

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FUR NITURE



### BICYCLE RACKS

MANUFACTURER:

Colombia Cascade Company

1975 S.W. Fifth Ave. Portland, Oregon 97201-5293

MODEL:

Bollard Cycloops .

DIMENSIONS:

Height: 34 in.; 4 in. round

MATERIALS:

Heavy duty high quality steel

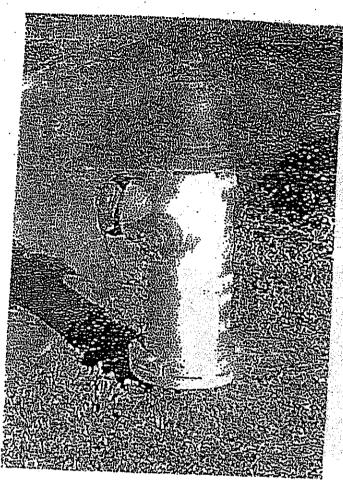
Plastic color coated carbon steel

FINISH: COST:

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FUR NITURE



### FIRE HYDRANTS

MANUFACTURER:

(follow Metro-Dade County standards)

MODEL:

(follow Metro-Dade County standards)

DIMENSIONS:

(follow Metro-Dade County standards)

MATERIALS:

(follow Metro-Dade County standards)

(follow Metro-Dade County standards)

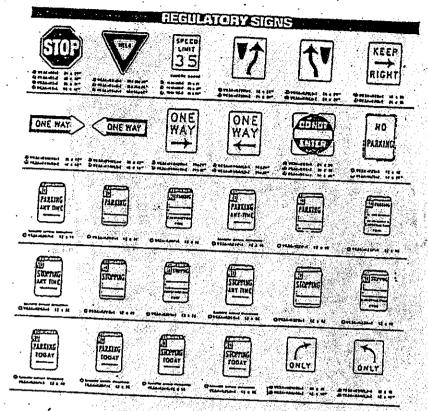
FINISH:

COST:

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FUR NITURE



(recommended for information and direction signs)











## STREET TRAFFIC AND PARKING CONTROL SIGNS

MANUFACTURER:

(follow Metro-Dade County standards)

MODEL:

(follow Metro-Dade County standards)

DIMENSIONS:

(follow Metro-Dade County standards)

MATERIALS:

(follow Metro-Dade County standards)

FINISH:

(follow Metro-Dade County standards)

COST:

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FUR NITURE



### TRASH RECEPTACLES

MANUFACTURER:

VICTORSTANLEYING

Brick House Road

Dunkirk, MD 20754 USA

(301) 855-8300 phone

(410) 257-7579 fax

MODEL.

**BETHESDA SERIES** 

S-424 Receptacle, DS-J2 Steel Dome Top

DIMENSIONS:

Height: 34 in. +/-

Width: 28 1/8 in.

32 Gallon

MATERIALS:

1 in. x 3/8 in. solid steel bar (42)

FINISH:

TGIC polyester powder coated paint

OPTIONS:

Free-standing or surface mounted

COST:

\$ 664.00 (Pricing for 1995-1996)

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FUR NITURE



#### BENCHES

MANUFACTURER.

VICTORSTANLEYING

Brick House Road

Dunkirk, MD 20754 USA (301) 855-8300 phone

(410) 257-7579 fax

MODEL:

The Classic-10; C-10 .

DIMENSIONS:

Length: 6 ft. Height: 29 in. Width: 23 1/2 in.

MATERIALS:

Endarms: Ductile cast iron

Lateral support: Rigid 15/16 in. diameter steel tubing

Center suport: 3/8 in. x 3 in. solid steel bar Wooden slats: 11/2 in. thick solid Ipe

FINISH:

Support casting: PUBLICOTETM powder coating

OST:

\$736.00 (Pricing for 1995-1996)

169

# TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FURNITURE



### TELEPHONE SWITCH GEAR

MANUFACTURER.

(follow Metro-Dade County standards)

MODEL:

(follow Metro-Dade County standards)

DIMENSIONS:

(follow Metro-Dade County standards)

MATERIALS:

(follow Metro-Dade County standards)

FINISH:

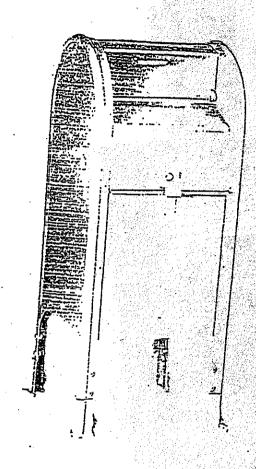
(follow Metro-Dade County standards)

COST:

# TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FUR NITURE



#### MAIL BOXES

MANUFACTURER:

United States Postal Service

MODEL:

Standard USPS Box

DIMENSIONS:

(follow Metro-Dade County standards)

MATERIALS:

(follow Metro-Dade County standards)

FINISH:

ColonStandard USPS blue

COST:

TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FUR NITURE



### NEWS PAPER VENDING BOXES

MANUFACTURER:

Culter Manufacturing Corporation

P.O. Drawer M

Earon Park, Florida 33840

(800) 237-2312 phone

(813) 646-4517 fax

MODEL:

LCD88

DIMENSIONS: MATERIALS:

Zinc galvanized seel

FINISH:

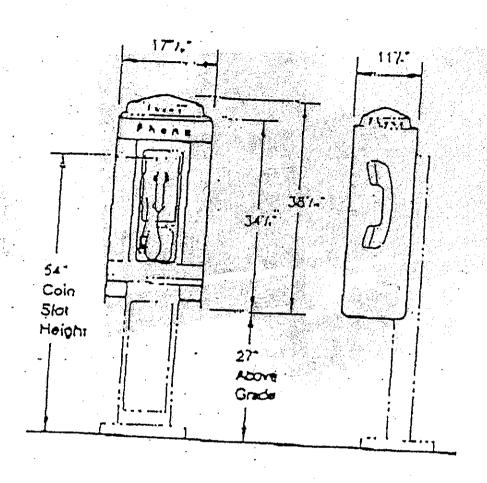
Color: green

COST:

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FURNITURE



### PUBLIC TELEPHONES

MANUFACTURER:

Acoustic Development Corporation

3800 So. 48 Terrace S. Joseph, MO 64503 (800) 821-2255 phone (816) 233-5285 fax

MODEL:

Adc0 # 104 - wall mounted or pedestal to ADA

compliance

DIMENSIONS:

Height: 83 in.

Wioth: 17 in. Depth: 11 in.

MATERIALS:

Cast aluminium

FINISH:

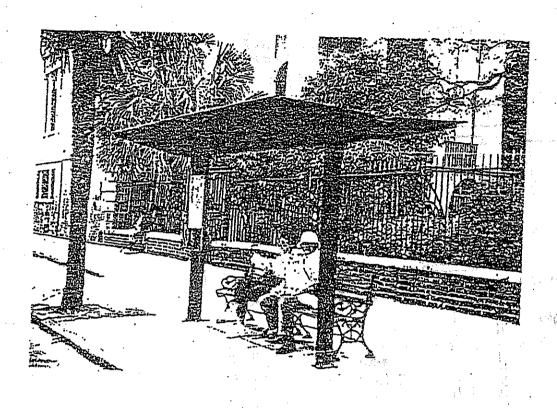
Color: red

COST:

ALLIFFASES

# TAX INCREMENT FINANCING DISTRICT PROPOSED STREET FURNITURE

Naranja Lakes, Florida



### TRANSIT SHELTERS

MANUFACTURER:

Contact City of Charleston, South Carolina

Street and Sidewalk Division

MODEL

(follow the City of Charleston standards)

DIMENSIONS:

(follow the City of Charleston standards)

MATERIALS:

Steel

FINISH:

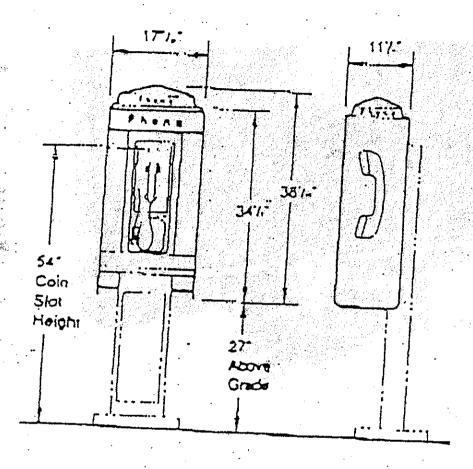
Colon black

COST

## TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FURNITURE



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# TAX INCREMENT FINANCING DISTRICT PROPOSED STREET FUR NITURE

Naranja Lakes, Florida



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Contact City of Charleston, South Carolina

Street and Sidewalk Division

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(follow the City of Charleston standards)

DIMENSIONS:

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MATERIALS:

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FINISH:

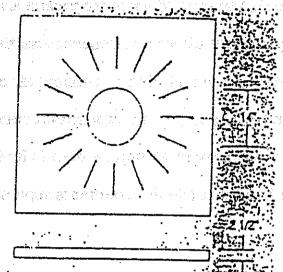
Color: black

COST

### TAX INCREMENT FINANCING DISTRICT

Naranja Lakes, Florida

PROPOSED STREET FURNITURE



3 TGS-1 - 3' square ··

4 TGS-1 - 4' square

· 5 TGS-1 - 5' square

#### TREE GRATES

MANUFACTURER:

Dura Art Stone

P.O. Box 429

Conley, Georgia 30027

(800) 821-1120 phone

(404) 366-3240 fax

MODEL:

3TGS-3/4TGS-3 square stone

DIMENSIONS:

4 ft. square

Thickness: 21/2in.

MATERIALS:

Concrete

FINISH:

To match sidewalk concrete color

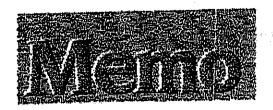
COST:

N/λ

#### COMMENTS AND ACTIVITIES REGARDING PUBLIC

#### **PARTICIPATION**

During the approximately 10 year span since Hurricane Andrew and the creation of this Redevelopment Plan there has been a continual effort by Miami-Dade County leadership to include the public and redevelopment and planning professionals in order to ensure that a quality redevelopment project will be built on the primary redevelopment site. Included in this Redevelopment Plan is a brief example of documents representing the public participation process.



Date: 11/7/97

To:

Meeting Participants

From:

Commissioner Katy Sorenson

Subject: Trust for Public Land Visit Regarding Naranja Lakes

The following representatives from the Trust For Public (TPL) Land will be visiting Dade County on Wednesday, November 12: Dale Allen, Southeast Regional Manager & Vice President, Harvey Abrams, Esq., Southeast Regional Council, and Brenda Marshall and Bob McClymonds, Senior Project Managers. Accompanying TPL will be the following developers: Joel Embry, Roy Rogers, Arvida and Harry Speizer, Weitzer.

A meeting with the following agenda is set for 9 a.m. at the South Dade Government Center (10710 SW 211 St.) in room 203:

#### Agenda

Overview of Naranja Lakes Project: Commissioner Katy Sorenson;

History of Naranja Lakes Property: Stanley Tate, Receiver

Citizen Participation in the Naranja Lakes Project: Kathleen Richardson/Leisure City Council:

Presentation of the Naranja Lakes Plan: Elizabeth Plater-Zyberk, Dean of University of Miami School of Architecture; Eric Valle/Correa Valle Valle;

Traditional Neighborhood Development Application: Lee Rawilnson/Metro Dade Planning Development & Regulation;

Update on the Finding of Necessity for the Tax Increment Financing District: Arturo Tigera/Metro Dade Office of Community & Economic Development;

Beacon Council Commitment for Marketing: Diana Gonzalez/Beacon Council.

Tour of Naranja Lakes Project Site: Kathleen Richardson for Len 10:30-12:30 p.m. Anthony/ Princeton Naranja Community Council

If you have any questions, contact my aide, Gabriele Marewski at 378-8677.

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#### PRINCETON / NARANJA COMMUNITY COUNCIL GENERAL MEMBERSHIP MEETING NOVEMBER 21, 1996 7:00 PM

#### CAMELOT CARE CENTER 25268 SW 134TH AVE.

#### **AGENDA**

7:00 PM Welcome Guests & Residents Daniel Adams
7:05 Pledge Of Allegiance To The Flag
Prayer

7:10 Announcements Daniel Adams
PNCC Monthly Meetings
PNCC Membership Drive / Fund Raiser
Announcements From The Floor

7:15 Introduction Of Guest Speakers Leonard Anthony

"Naranja Lakes Redevelopment Project"

Mr. Eric Valle- CVV Arch & Planners

Mr. Jaime Correg- CVV Arch & Planners

Mrs. Kathleen Richardson- Project Manager

Questions /Answers

9:00 PM New Business
New Member Sign-Up
Committee Registration

9:15 Adjourn

## KATY SORENSON COUNTY COMMISSIONER District 8

Naranja Lakes Area of Interest Meeting Wednesday, May 27th 10:00 a.m. South Dade Government Center 10710 SW 211 St., Suite 203

## Agenda:

- 1. Welcome: Commissioner Katy Sorenson
- II. Introductions
- III. Update on Status of Receivership

Stanley Tate, Receiver

IV. Status of Naranja Lakes CRA Study Area Finding of Necessity

Joseph Middlebrooks & Associates, Inc.

V. Next Steps on the Tax Increment Financing District

Arturo Tigera, Deputy Director
Office of Community & Economic Development

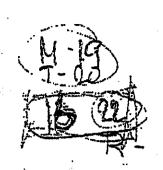
VI. Procedures for Permitting TND

Napoleon Samoza, Principal Planner
Department of Planning, Development and Regulation



KATY SORENSON COUNTY COMMISSIONER District 8

Naranja Lakes Area of Interest Meeting Wednesday, September 16 11:00 a.m. South Dade Regional Library 10750 SW 211 St.



Agenda:

- Welcome: Commissioner Katy Sorenson
- II. Introductions
- III. Update on Status of Receivership DONE BY END OF YEAR"

Brenda Alderman representing Stanley Tate, Receiver CONTRACT LINDERWAY

IV. Creation of Community Redevelopment Agency

PREPARE -> REDBEOMENT DAN Geri Bonzon-Keenan, County Attorney

BOARD + COUNCIL - SELECT

V. Next Steps on the Community Redevelopment Plan

Arturo Tigera, Deputy Director Office of Community & Economic Development

→ VI. Update for Permitting TND.

375 - 2500

Lee Rawlinson, Acting Assistant Director for Planning Department of Planning, Development and Regulation

ONE PRESENTATION

UPON RECEIVING NO OBJECTION.

MONINM

MOVE THROOGY THE PLAN

FMAL "DEC- JAN" REVIEW PROCESS

METRO-DADE CENTER . 111 NW 1ST STREET . SUITE 220 . MIAMI, FL 33128-1963 (305) 375-5218

STUFF BY GOV APPROPRIATE FUNDS

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COUNTY TWOR, PICKS

COMMISSION

FOR AMPROVAL

## Residents engineer a plan to rebuild Naranja Lakes

By GIGI BARNETT Herald Writer

At the behest of neighbors, the county has embarked on the tedious task of rebuilding Naranja Lakes, an area devastated by Hurricane Andrew nearly four

buildings and empty lots, residents got together and came up with an idea to ired of living amidst abandoned revitalize the community. Their plan: to ebuilding a 212.5-acre section of the private developers interested

neighborhood.
"This is a YIMBY (yes in my back yard) project," said architect Elizabeth Mater-Zyberk, a team leader in the proect. "Instead of the developers coming to the residents, the residents said let's go to the developers."

The idea has the support of Metro-Dade Commissioner Katy Sorenson,

analysts, town planners and landscapers to design the new Naranja Lakes. The group, which met for the first time Monday, is targeting the area from 268th and 288th streets between U.S. I and the who organized a team of architects,

be, and they can make it a wonderful community again. It could become a cat-"it has potential," Sorenson said. "The residents dreamt of what it could

have the money. Now, neighbors are concerned about surrounding trailer of Section 8 housing subsidized by the nished. After the storm, the residents South Dade, Naranja Lakes was never asked the county to buy the property and build parks, but the county said it didn't parks, high crime and the large number alyst for a lot of development."

Even before Andrew swept through government.

Planners want to renovate old buildngs, make better use of the lakes and ure new businesses.

son said. "We'll work with the people in "We've got a great jump start," Sorenthe community and plant seeds of someThe project is expected to take at least two years. Building is to begin within a

First, the team must develop a blueprint for the community. Then they have lo find developers to build it. Instead of The county would need the community's cookie-cutter homes, neighbors would ike to see different architectural styles.

approval in order to begin construction. There are about 200 acres of prime property with five lakes that everyone wants," said Thomas Vellanti Jr., an owner. "And it needs upgrading."



DAVID BERGMAN / Herald Staff Plater-Zyberk meet in Naranja Lakes and review a satellite photo of the more MAPPING A STRATEGY: Planners Erick J. Valle, at left, and Elizabeth than 200 acres they hope to rebuild

## Master plan in place forredeveloping Naranja Lakes area

By LAURA IRWIN

A master plan has been prepared for a 335-acre property in Naranja Lakes, an area devastated by Hurricane Andrew.

The search for developers will

soon begin.

"We are going to be looking into a tax increment financing district for the area in order to provide some kind of incentive for developers," said Metro Commissioner Katy Sorenson, part of a group working to redevelop the region.

A tax increment district allows certain property tax revenues above the level of a specified base year to be set aside for development. The amount of the tax money set aside depends on how much property values increase.

The group is also looking at ways to speed up permitting to attract developers, Ms. Sorenson said.

The master plan calls for a mixed-use development with several types of housing, retail and commercial space. Backers say it resembles Celebration, a planned community developed by Disney Corp. in Orlando.

You would have mixed-use housing so that a variety of people of different income levels could live there," Ms. Sorenson said.

Brick Valle, a partner in Correa Valle Valle Inc. — which helped develop the plan for Narania Lakes - said the scheme he's suggested contemplates as many as 12 building types in the development.

It would include single-family homes, townhomes and mixed-use. buildings that would have retail on the first level and studio apart-

ments above, he said.

Before Hurricane Andrew struck, the Naranja Lakes area was primarily residential. Condominiums had been situated on much of

to be torn down because of the devastation.

Mr. Valle's proposal suggests more than 400,000 square feet of recreational space. Before there were only 100,000 square feet of By doing that the group can ensure recreational space within the condominium development.

"In their original scheme they had one public building with recreation facilities," Mr. Valle said. "We have over eight civic buildings and 12 pools spread throughout the community.

Community leaders raised \$125,000 to hire Mr. Valle's firm and Miami planner Elizabeth Plater-Zyberk, dean of the University of Miami's architectural school, as consultants.

The idea of the master plan is to encourage the creation of momand-pop retail.

"We have allocated space around all the plazas for a mix of commercial development, Mr. Valle said.

"Basically the objective of this is to reduce the number of car trips that anyone living in this community would take," he said. "We want to attract things like a laundrymat, a small corner grocery store and a shoe store. Eventually you might find some professional offices in there, including small doctors' offices.

Projects such as Celebration in Orlando have shown that property values in planned neighborhoods grow at a faster rate than in typical developments.

Values can grow by as much as 25%, Mr. Valle said. He said there is a strong demand for homes in this type of development.

Disney sold more than 300 homes on the first day it began sales at Celebration, he said.

Besides establishing the special assessment district as an incentive



Katy Sorenson

traditional neighborhood district. the area is developed as planned and that a developer doesn't come in and build a typical project, Mr. Valle said.

A developer or developers could be chosen within six months.

But no work will begin until the taxing district is established and the area is approved as a traditional neighborhood district, which will take about a year, Mr. Valle said.

Ms. Plater-Zyberk and Frank Nero, CEO of the Beacon Council, the county's economic development agency, will work on a strategy to market the property inside and outside of Dade County.

"It's not the kind of project that has been done in Dade County, Ms. Sorenson said. "So we are concerned that perhaps local developers won't be as interested."

Stanley Tate, court-appointed receiver for 220 acres of the property that is to be redeveloped, said if the property were developed as proposed it could benefit the condominium owners, and that the property owners are in support of

"We have agreed to participate in this overall master plan," Mr.

Tate said.

The property may be worth more if developers carry out the master plan.

"So far it looks very good," Mr. Tate said.

The land on which the condominiums were situated can't be sold at this time anyway, he said. There are significant title problems with the property because there are be-

# RESIDENTIAL REAL ESTATE

WEEK OF THURSDAY, JUNE 18, 1998

MIAMI TODAY 1

# Developer poised to build Naranja Lakes community

BY TODD BERGMAN

A Virginia-based developer ,203 houses and small businesses on 200 acres leveled by rill likely soon build a mix of akes, people associated with Hurricane Andrew in Naranja he project say

Since the deal is not completed, "He's a very substantive deperience," said Martin Fine, the no one will name the developer. cloper with a great deal of exdeveloper's Miami attomey,

access to five existing lakes for

recreation, Mr. Anthony said,

new neighbors and parks and

lob is to consolidate the more

As receiver, Mr. Tate said his than 1,500 property interests into

> Before Hurricane Andrew, the mits in look-alike one-story villdings occupied primarily by nilitary retirees. The burnicane rea had 1,572 condominium lestroyed 1,351 of the units, rep-Jominium Association numbers esented by Naranja Lakes Conone through four.

resident Leonard S. Anthony. in Naranja Lakes Condominium brew severely damaged 241 units Association No. 5 which have cty of income ranges and life Meanwhile. Hurricane Anseen rebuilt, said association The new development will have single-family homes and abartments for people in a varisituations and will be served by

properties have been by de-

stroyed by natural disasters.

his will still require approyal of a Miami-Dade County Cir-

> Most military retirees have left he area and moved either to

remaining street, water and sewer

Broward County or their home the associations, states, said Stanley G. Tate, re-

lerests being gone, so is the area's Air Force Base. The smaller Homestead Air Reserve Base In addition to the property ineconomic engine - Homestead operates on a portion of the former Air Force base, stroyed,"Mr. Anthonysaid, "We "Our community is de-When a developer fills the hurricane-leveled area, the members of the association will have lost a lot of our neighbors." ceiver for the property.

We are being hampered by the "There's no economic engine creating an economic tail wind," munity has changed quite a bit. lack of development of Home-Mr. Anthony said, "Our com stead Air Force Base,"

Instead, he said, retirees or people working in other areas will have to move to Naranja

> Mr. Tate said he is about done with this job because Chicago

a marketable title.

Fitle Insurance Co., the largest in the nation, has agreed to issue million. The company will use

a litle policy for a premium of \$1

part of the premium to pay Mr. ate for his work in consolida-

ket exists for homes in the price range of \$65,000-\$175,000 in Zimmerman-Volk Associated Research confirms that a marthe area, said Todd Zimmerman. co-managing director nc. of Clinton, NJ,

els of people in the area and forne-buying habils nationwide. However, the firm did not survey potential buyers in Miami Instead, it looked at income lev Mr. Zimmerman said.

ture to pass legislation to allow

Mr. Tate got the state Legislafor the dissolution of condominium associations whose

rather than folks who want to want to live in a community ected,"he said, "It's people who "It's a group that is self-seive with people of the same in-

cuit Court and acceptance of a

ion for the land, he said. Each

property interest will get \$6,000-\$9,000 based on a formula speci-

university is to group people by income. This development breaks the rule."

This rule-breaking will require the Miami-Dade County Commission to create a special overay zoning district, County Commissioner Katy Sorenson said. This should done by December, the said.

Dovelopment can begin as soon as we get the zoning in place, she said.

he Zimmerman study says a Representing the area, Com-Iraditional neighborhood develsents small town America, and missioner Sorenson said she likes opment zoning because it repremarket exists for it.

"It's a little bit of the US with commercial and residential mixed," she said,

not allow for industrial or heavy The proposed zoning would raffic-generating use but rather small businesses to primarily crve the people living there, Ms. orenson said.

Correa Valle Valle Inc., included cighborhood businesses in a naster plan for the 200 acres Two area town planning firms, Juany Plater-Zyberk & Co. and setween Southwest 270th and 280th streets and 152nd and

Also, the planners listened to

nanew development, said planner Erick Valle of Correa Valle characterized the area in the past four-unit, one-story condos tha neighbors who did not want th

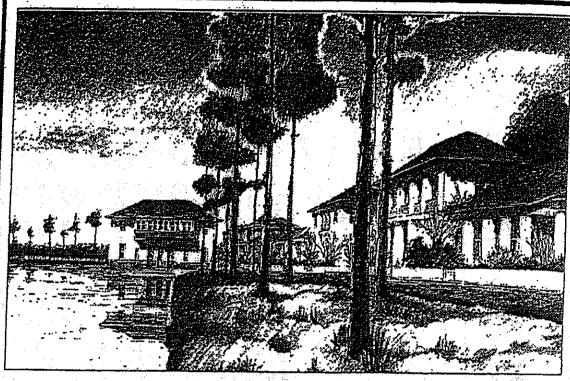
te said of the old condos. "No-"They all looked the same. body likes them."

**Zyberk of Duany Plater-Zyberk** ional neighborhoods - they are "We'vedesigned a lot of these developments around the county," said Elizabeth Plater. nd dean of architecture at the Iniversity of Miami. "Tradi 'ery popular."

In them, she said, people prove can move to larger homes whose economic positions imand people who grow older can move to smaller homes and stil stay in the neighborhood.

its efforts to buy the land, said Bob McClymonds, a senior The Trust for Public Land, a ration organization, has dropped national nonprofit land conser organization's Miami office. project manager

The organization is satisfied that the developer will provide room for parks and conservation and use a traditional neighborhood development, he said. Additionally, the trust does not have unds to buy and land-bank the property, Mr. McClymonds said



ABOVE IS AN illustration of a proposed development in Naranja Lakes.

## UPSCALE IN NARANJA

By LINDA
RODRIGUEZ BERNFELD
COURIER STAFF WRITER

The proposed project to revitalize the Naranja Lakes area is drawing rave reviews - and is expected to help boost economic development in South Dade if it comes to fruition.

Instead of the usual subsidized housing that has proliferated since Hurricane

Andrew ravaged the area this project is expected to draw more affluent families who are looking for a return to a hometown style environment.

The community is being developed in the spirit of the 'New Urbanism' which is touted by Elizabeth Plater-Zyberk dean of the Architecture School at the University of Miami and her husband Andres Duany. The lead town planner in the project is the Dade architectural firm Correa Valle Valle in conjunction with Duany Plater-Zyberk.

development is expected to draw more affluent families, looking for a return to a hometown-style environment.

The concept includes traditional neighborhood design and is pedestrian friendly. It's similar to the ideas that Duany and Plater-Zyberk brought forward in their award winning design of Seaside in North Florida and what the new Disney community Celebration encompasses

Plater-Zyberk calls it a YIMBY project - or YES IN MY BACKYARD It's also

unusual because they're going about the whole process backwards. Instead of having a developer come up with a plan and then have neighbors get upset and fight it - the neighbors have instead requested the plan and one of the next steps is to try to find a developer to build it

"In this case, we do not know who will be building it out yet." Plater-Zyberk told members of the South Dade Working Group last

PLEASE SEE NARANJA, PAGE 16

# Immunity leaders welcome upscale Naranja project

aranja, from page 4

Those involved are attempting b have the project properly zoned ind permitted even before a leveloper gets involved. They are ilso investigating the possibility of ising Tax Increment Financing to und the community centers and ries. The money can be bonded ublic improvements in the develinancing allows property taxes collected from a specific area to Tax Increment e pooled into a trust fund that can inly be used within the boundto pay for public improvements. pment area.

Those improvements include curbs, sidewalks, greens, frees, signage, street furniture, lighting, and civic structures and plazas. The entire project calls for 35 green areas and 20 clvic buildings. The price tag is estimated at \$18 million, which would not be included in the purchase price for homeowners.

Holtzman called her and asked if the county could buy part of the

Plater-Zyberk said there are a lot of positives about the project. To start with, they already had a lot of base information. Total land studied is 1,267 acres – from SW 268th Street to 288th Street and

from the Turnpike to US 1. The property already has intrastructure such as roadways and water and sewer lines.

Plater-Zyberk said the location is wonderful because it's mid-way between Miami and the Keys. One of the concerns, however, is the distance from job centers.

The concept development team has pondered strategies to take away the negatives, including new educational opportunities for families who move to the development — possibly learning centers or charter schools.

charter schools.

District, 8 Commissioner Katy
Sorenson has been involved in
moving things along. She initially
toured the site with Sonny
Holtzman and Bob Epiling, president of Community Bank after

property in the area for park land.

One thing lead to another and a group was formed to develop the area in a manner benefiting everyone.

This time the idea is to have the community buy into the concept, Sorenson said. "It'll be clean, green, safe and pedestrian friend."

Sorenson said she wanted to ensure the project was something other than low income housing because South Dade needs a balance and here was all this wonderful available land.

Epiling also said the area's housing is out of balance and needs to be changed. While the number of residents might be the same as before the storm, the purchasing power is not and that's costing everyone.

"Developed the wrong way, it would have a negative impact," Epling said. "Economic growth has been zero in [deep] South Dade."

Now the Beacon Council has gotten involved. Frank Nero, president and CEO, said his group will help in marketing and sponsor a charrette for local, regional and national developers.

"The Naranja Lakes project has a great deal of excitement to it," he said. "It does have the opportunity to provide a housing product not available in this part of Florida."

What makes him excited about the project is that it does have an mpact on economic development because it would provide a housing product that is different from all

the others. That increases the tax base and the economic base for banks and other commercial entities and could lure commercial relocations.

"It puts a quality product in an area that there are a lot of questions about," Nero said, adding that the project would also bring positive national attention to South

It might be a tough sell locally.
Jack Lowell, vice chairman of
Codina Bush Klein Oncor
International, said the fact that
what's been built in South Dada is
low to moderate cost housing will
make developers wary of trying to
sell higher price homes. The pian
calls for the first development in
the project to be homes ranging
from \$165,000 to \$175,000.

He said a company like Lennar might be interested although it's Arvida that would be the one the planners want.

"It's an adventurous soul that will take it on," Lowell said.

The only person bucking the rend in South Dade is Ralph Sanchez, Lowell said, although they have now had a couple of successes in Homestead's Park of Commerce. Some more success

and they might be able to create synergy, that would also help the Narania Lakes project.

He suggests talking to the top ten developers in Florida and getting their views on the projects before holding a charrette, if a charrette is held at eit.

Right now the South Dade area Isn't as fucrative as South Broward for developers who are building upper middle class homes. But that could change if a building moratorium is imposed because of school overcrowding. That may drive people back to Dade.

Area residents have been in on the planning from the beginning. Len Anthony, president of the Naranja Lakes Condo #5 said it has been a dynamic process with many things going on simultaneously. The caliber and quality of the project are good," he said, the project are good," he said.

Epiling said the project offers a unique single opportunity for South Dade.

"If we can create a community which will bring in and be attractive to the middle class," he said. "If we allow this community to be a government subsidized community, if will be absolutely negative to the

## D. EXISTING MIAMI-DADE COUNTY INCENTIVES AND FEE WAIVERS

The NLCRA shall support the impact waivers that are documented in the included correspondence from Miami-Dade County. These fee waivers, which cover Road, Police, Fire and Emergency, and School Impact fees, shall be applied to a maximum total of 1203 residential units in the primary redevelopment project area. Any units built on this site above 1203 shall be subject to all applicable impact fee assessments.

## METROPOLITAN DADE COUNTY FLORIDA





STEPHEN P. CLARK CENTER

DEPARTMENT OF PLANNING, DEVELOPMENT AND REGULATION III NW IST STREET **SUITE 1110** 

MIAMI FLORIDA 33128-1974 (305) 375-2500 FAX (305) 375-2785

April 20, 1998

Martin Fine, Esq. Holland & Knight LLP 701 Brickell Avenue P.O. Box 015441 Miami, Florida 33131-5441

Re: Naranja Lakes TND

Dear Mr. Fine:

At your request, I have included several attachments which provide further detail regarding the number of units allowed in the Naranja Lakes property. The existing zoning of the property consists of 121.2 acres of RU-3M and 67.9 acres of RU-4L. Excluding the Rosemont property, the existing zoning would permit a total of 3,116 units. Prior to Hurricane Andrew, this same property (189.1 acres) supported 1,401 units. The proposed TND plan developed by DPZ/CVV Town Planners is for a total of 1,203 units. The proposed Director's Application would include a reguest to approve the site plan supporting the 1,203 units with a zone change to TND. Affirmative action on this application would eliminate any proposal to rebuild this property under its current zoning.

In regard to impact fees as stated in my earlier letter, the residential component of the TND proposal will not be subject to Roadway, Police, Fire and School impact fees. However, the proposed 1,203 unit development will be subject to the payment of Park Impact Fees because the five (5) year exemption of redevelopment as provided for in the existing code has expired. Should you have any questions regarding this provision, please call Mr. Ted Berman in our Impact Fee section at 375-2709.

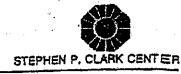
Sincerely.

Guillermo E. Olmedillo

Director

GEO:CLR:dh Enclosure





DEPARTMENT OF PLANNING, DEVELOPMENT AND REQULATION
113 NW 1ST STRE ET
5UITE 11 1 2
41AMI FLORIDA 33:28-1974
(305) 375-2500
FAX (305) 375-2795

March 30, 1998

Martin Fine, Esquire Holland & Knight LLP 701 Brickell Avenue P.O. Box 015441 Miami, Florida 33131-5441

Re: Impact and Service Fees For Development of the Naranja Lakes Area

Dear Mr. Fine:

Ordinance Nos. 88-112, 90-26, 90-31 and 95-79 of the Code of Miami-Dade County establish that all new development in unincorporated Miami-Dade County bears its proportionate share of the capital costs of roads, parks, schools, police, and fire and emergency services to mitigate the impacts of new development on existing facilities and services. Notwithstanding the foregoing, the County provides for exemptions from these requirements.

Any alteration, expansion or replacement of an existing unit, building or development where the use is not changed and the number of units or square footage is not increased is not subject to Road, Police, Fire and Emergency, and School Impact Fees. Therefore, if the proposed Traditional Neighborhood Development (TND) in the Naranja Lakes area does not create additional service demand, it will not be subject to those impact fees. However, the proposed TND does not qualify for Park Impact Fee exemption because the use of the land has been abandoned for more than five years. Therefore, it is not considered existing development for the purpose of exemption.

With regard to water and sewer services, the Miami-Dade Water and Sewer Department has stated that the department will allow water and sewer connection charge credits for any previously existing buildings within the proposed project that were connected to the County's water and sewer system. However, these credits cannot be transferred from one parcel to another and any increase in the number of units within and provide need to pay additional connection charges.

Aw

Salar Salar Salar

Martin Fine, Esquire Page Two March 30, 1998

Should you have any questions regarding this information, please call Carey L. Rawlinson, Acting Assistant Director for Planning, at 375-2557.

Guillerme E. Olmedillo Gumenna Director

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cc: Carey L. Rawlinson, Acting Assistant Director for Planning Stanley G. Tate, Receiver

## E. IMPLEMENTATION STRATEGIES

Strategies for disposition and redevelopment

- Project to be driven by private development and private risk capital.
  - i. Recruit one master developer with support and experience in TND on a comparatively large scale, experience of developing a broad range of housing products, experience in public-private partnerships, and experience in projects associated with the bonding of public funds;
  - ii. Give strong consideration to market realities when advocating project mix;
  - iii. Focus on residential and build to suit commercial markets in initial phases;
  - iv. Consider improvements to educational opportunities for both families and employers such as charter schools, private learning centers, Montessori schools, and increased parental involvement in existing schools;
  - v. Work with Homestead Chamber of Commerce, South

    Dade Chamber of Commerce and the Beacon Council

regarding new housing opportunities for corporate relocation;

- vi. Utilize the lakes;
- vii. Establish water-based activities to achieve community identity;
- viii. Pursue multiple sources of financing such as

  developer/investors equity, tax increment financing
  backed bond issues, CDBG and other public funds;
- ix. The NLCRA should focus on expending funds primarily on infrastructure, impact fee subsidies and participation in securing private residential mortgages.

## F. Conceptual language relating to the neighborhood of Naranja

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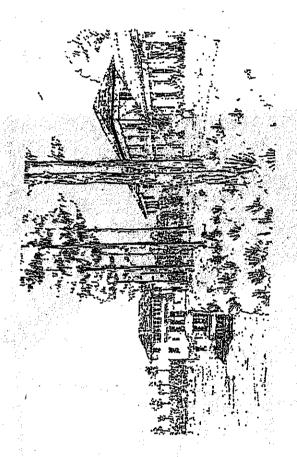
As the Agency serves in its capacity as an advocate for the approval of the appropriate permits in securing approvals, appropriate permits for the project, and the participation in securing private sector funding, the Agency shall consider the concepts proposed by Correa, Valle, Valle regarding the characteristics of the neighborhoods of Naranja Lakes.

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## NARANJA LAKES DADE COUNTY, FLORIDA

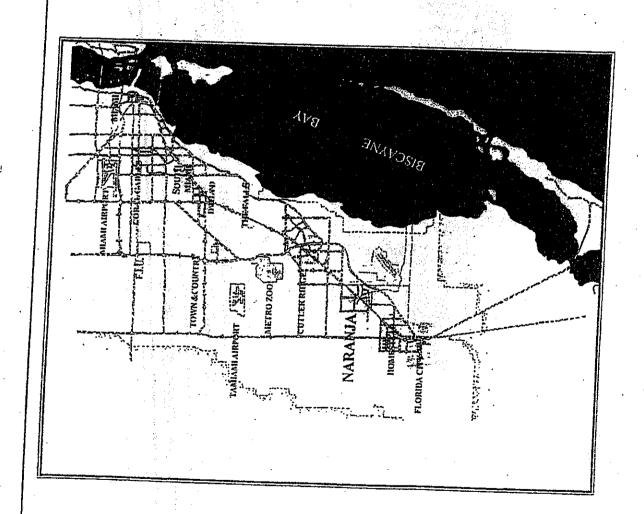


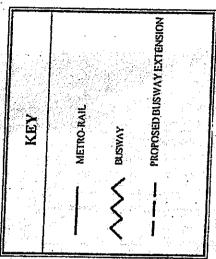
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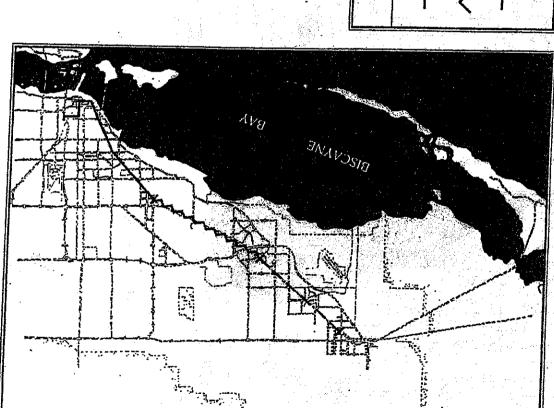
CORREA VALLE VALLE INC., TOWN PLANNERS
ANDRES DUANY AND ELIZABETH PLATER-ZYBERK,ARCHITECTS, INC.

JULY 18, 1996



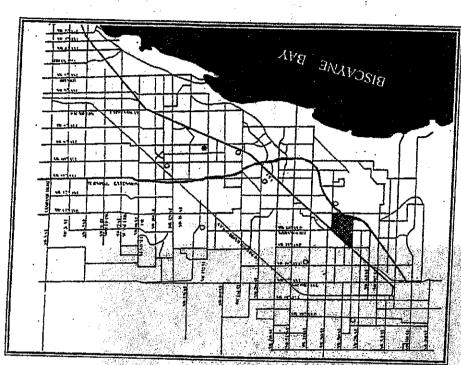






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Page 4



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EXISTING PUBIC SCHOOLS

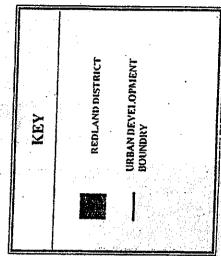
PROPOSED PUBLIC SCHOOLS

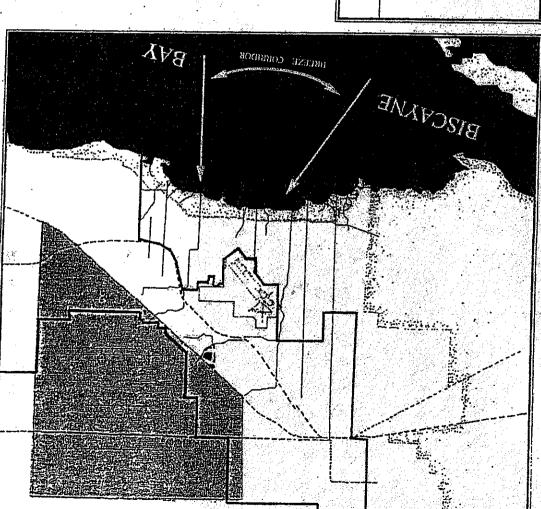
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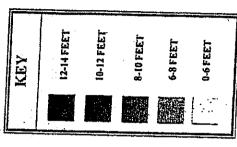
NARANJA LAKES, FLORIDA

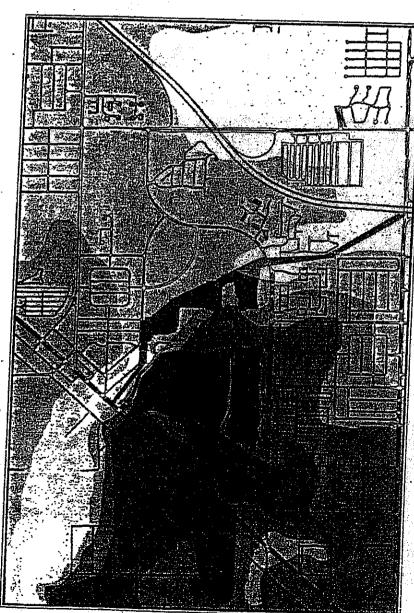


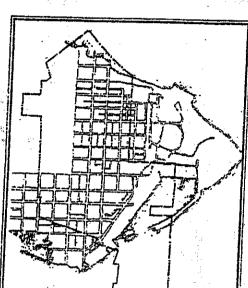


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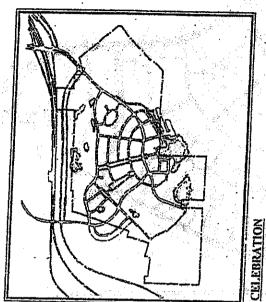
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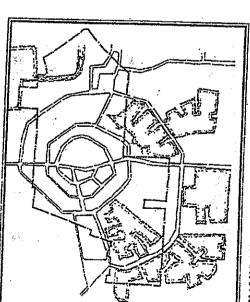




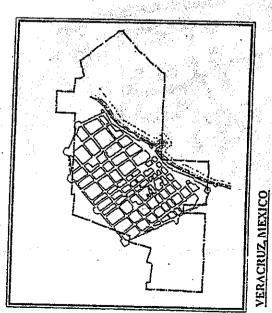


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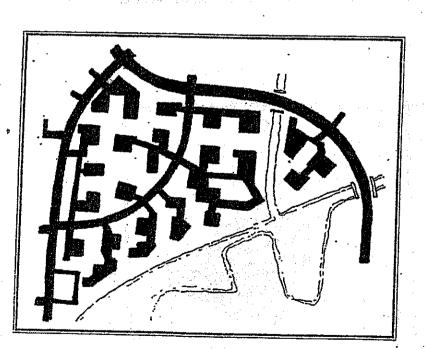
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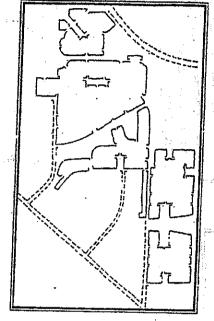


PRE-EXISTING BUILDOUT: 198 APARTMENT UNITS
24% PAVED AREA

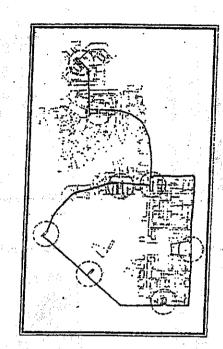
©1996 Andres Duany and Elizabeth Plater-Cyberk, Architects Inc.

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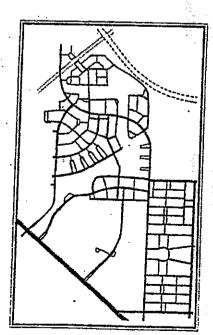




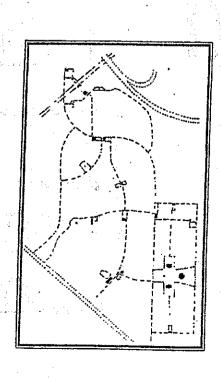
NEIGHBORHOODS



PUBLIC TRANSPORTATION



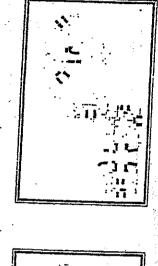
STREETNETWORK



CIVIC BUILDINGS AND PUBLICSPACES

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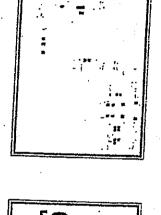
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TOWNIIOUSES (TYPE 1A



HIGH-RANGE SFD (TYPE 4C)



CONDOMINIUM FLATS (TYPE 3B)

WORKPLACE



MID-RANGE SFD (TYPE 4B)

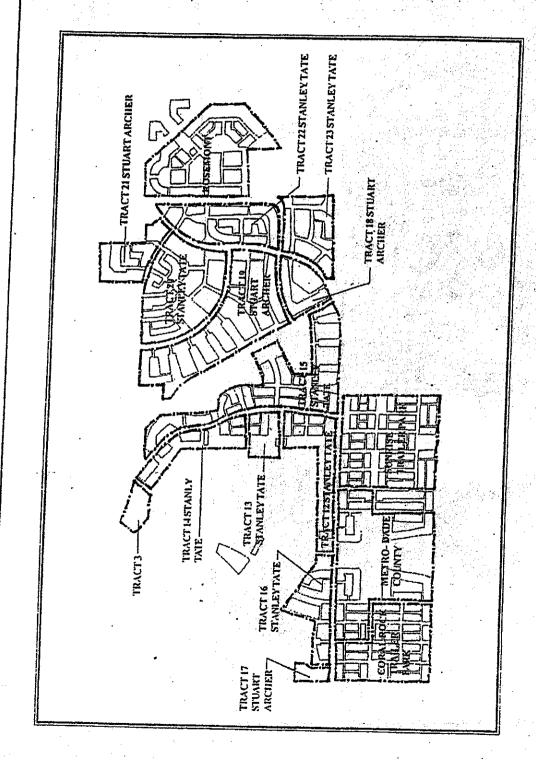


LOW-RANGESFD (TYPE 4A, B)

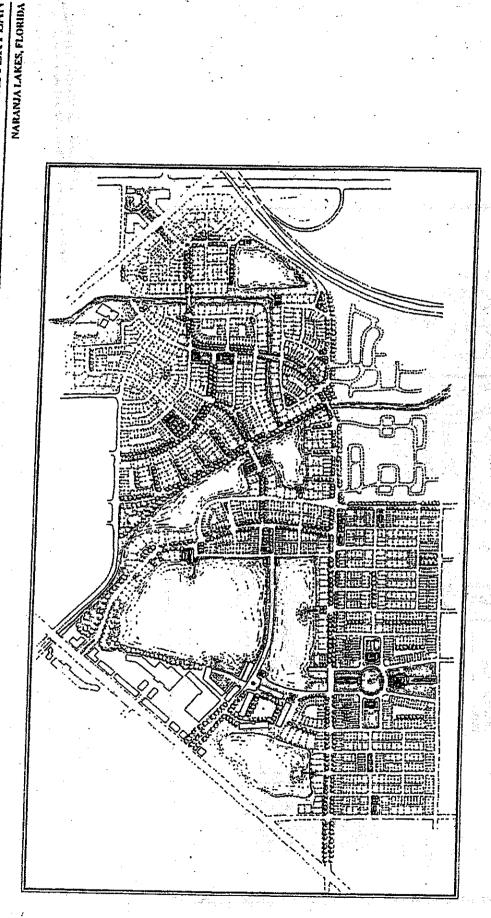


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NARANJA LAKES, FLORIDA



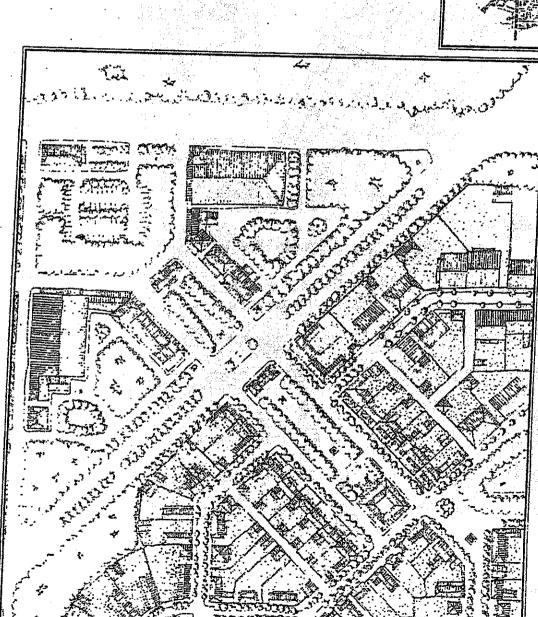
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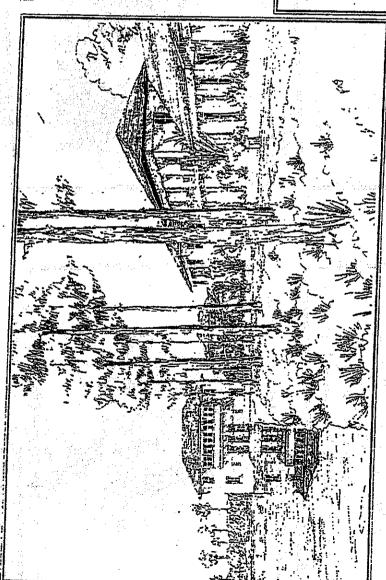
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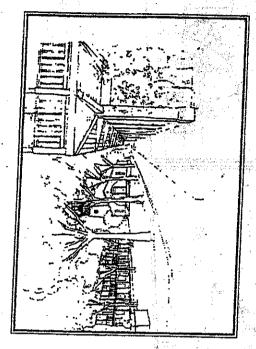
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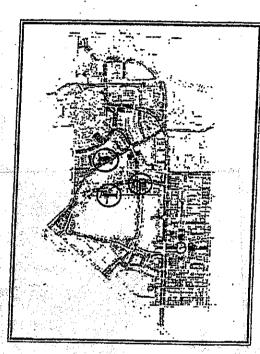
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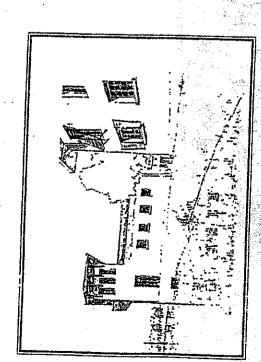
PUBLICGREEN

COMMUNITY PIER HOUSE



STREETSCAPE AT CONDONINIUM FOUR





CREENWAY CORRIDOR VIEW

## LANDSCAPE STANDARDS

NARANJA LAKES, FLORIDA

<del></del>				
	NEIGHBORHOOD EDGE	NEIGHBORHOOD GREEN	CENTER	WORKSHOP
BUTTONWOOD SILYER BUTTONWOOD SATINLEAF	LIVE OAKS SLASH PINE MAIKCANY TAMERIND GUMBOLIMBO SATINLEAF PITCH APPLE GREEN	PIGEON PLUM LIVEOAK MAIROGANY WILD TAMERIND PARADISE ANOCODO CTIRUS BANNAN GLANA CTAPE MYRLTLE PITCH APPLE	ROYAL PONCIANA GOLDON SHOWER JACARANDA LIVEOAK MAHOGANY TABEBUJA (YELLOW/PINK)	TREES OAK MAIIOGANY PIGEON PLUM WII D'TAMERIND
	COCONUT IURRICANE THATCH SILVER ROYAL	COCCONUT HURRICANE THATCH QUEEN FLORIDA ROYAL	CANARY ISLAND FLORIDA ROYAL THATCH PALM	PALMS SABLE THATCH
	COCOPLIM SABLE WILDCOFFEE COONTIE CARDBOARD PLANT	COCOPPLIM PODOCARPUS ORANGEJASMINE PIBISCUS	COCOPIUM PODOCARPUS ORANGEJASMINE HBISCUS	SHRUBS COCOPLUM PODOCARPUS
	BOSTONFERN LEATHER LEAF FERN WART FERN SWORD FERN PENTAS	LILYTURE DOSTON:FERN LEATHER LEAFFERN	ASMINE FERNS LILYTURF DWARF YAUPONIOLLY	GROUND COVER BOSTON FERN PENTAS LILY TURE
	CREEPING FIG BOUGAINVILLEA CONFEDERATEJASNINE	CREERING FIG POUGAINVILLEN (ON ARBOR OR TRELLIS CONFEDERATEJASMINE	CREEPINGFIG BOUGAINVILLEAGN ARBOROR FREILIS CONFEDERATE JASMINE	VINES CONFEDENTE ASMING CONFEDENTE ASMING

DADE COUNTY
LANDSCAPE
CODE

REQUIREMENTS:

Minimum number (TND standard): 28 (roes per acre of land

Shrubs required at 7 shrubs per

Street frees spaced an average of 35' oncenter (include as part of the minimum number of trees).

## rrea valle va

## Naranja Lakes, Florida

[ <u>Home</u> ] [ <u>Up</u> ] [ Naranja Lakes, Florida ] [ <u>Coral Gables, Florida</u> ] [ <u>WECAN Neighborhood, N.C.</u> ]

# "The Neighborhoods of Naranja Lakes."

commerce center and public plaza. neighborhoods, each with their own ordinance to seven new mixed-use area of 212 acres. The proposed master Traditional Neighborhood District (TND) plan applies the Miami-Dade County This is a retrofit of a hurricane devasted

## Status:

Government Approval Process.

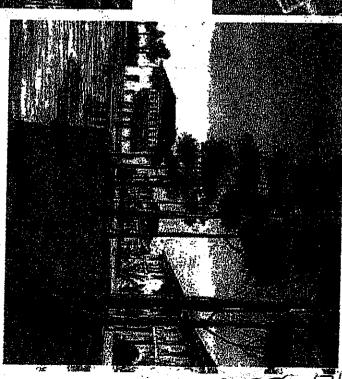
FAU, and local citizens. Leisure City Council, SWFMD, FIU-Tod Zimmerman, Gary Greenan, Danie Elizabeth Plater-Zyberk, Rich Cellman, Government, Naranja/Princeton Lakes & Williams, Charles Barret, Manolo Fernandez-Noval, Miami-Dade Jaime Correa, Erick Valle, Estela Valle,



Phase I - Naranja Plaza



Typical Neighborhood



Lakefront Neighborhood

## COFFEE, Valle, Valle

## Florida Vernacular

Lakes | Florida Vernacular |

## XIGN

MODERNISM	MEDITERRANEAN	CARIBBEAN 19 Control of the second of the se	CRACKER AND AND AND THE PROPERTY OF THE PROPER	FLORIDA ARCHITECTUREIntroduction	FREHACEComments on the Book
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Valle, Erick. "Florida Vernacular Architecture," Traditional Neighborhood Design book series, volume II (n.p.: HomeStyle Publishing,

# The contract of the contract

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responding to the needs of today. The individuals contributing are among the best-educated traditional architects in the country. E homes selected depicts a practical model for new construction while embodying the typological repertoire necessary for real urban define the edges of the public realm and create memorable and traditional urbanism. in this book utilize such typological repertoire as street aligned porches, verandas, towers, loggias and its main-entry on the street to is on the streets that one begins to interpret the quality of urban life, all buildings have a definite responsibility to the public realm. This book contains a collection of single-family residential plans for homes that acknowledge the consumer demand for the traditional plans for the

This millication emnowers from the individual. The developer to contribute to the common mood of their respe

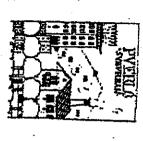
TALL .

cities, the success stories continue to confirm the consumer demand for traditional architecture. With the countless articles reporti Seaside in the Panhandle, Hale Village outside of Gainesville, and Celebration in Orlando has built in a like manner with astonishin type of strategy appreciates at a much higher rate (25%) than any other type (4%), the prospective of the realization of a traditional In the last ten years a significant shift in the planning pattern has taken root. From new suburban developments to the retrofitting and defines the public realm with the right building typologies. This book provides an essential ingredient to a viable choice of deve results. The success of these visionary recent developments has been the product of a detailed master plan that balances the car, the homes herein, are grounded on the domestic typologies found in authentic memorable American towns. Developments in Florida mindian min so son guide de minimum ou monte de son en monte de son son minimum de son ou minimum monte de son

## Florida Vernacular Architecture

prevalent role. Furthermore, it is the massing, articulation, and placement of these buildings that prevails as the critical rules not the architectural style. Therefore, the homes in this book are not just interpretations of a particular style, but about a new architectural Augustine, Key West and Miami Beach. Looking closely at the urban ingredients that make these places extraordinary the building Naples, in cities that started as suburbs like Palm Beach and Coral Gables and in the urban landscape settings of historic towns like unmistakably link to the urban values that make memorable places. The evidence exists in the rural landscape of northern Florida a standout: the unmistakable simple wooden Cracker, the mellowness of the wooden Caribbean; the graceful masonry and stucco Mediterranean Revival; and the playful masonry and stucco Modernism. Each represents a period in which the architectural value The vernacular architecture of Florida has been a product of many distinct architectural influences. Four vernacular styles of architectural influences.

courtyards. All four vernaculars encourage the occupant to participate in the daily events that occur on the street through a reperte systems, large vertical openings and roof overhangs, while the Mediterranean Revival utilizes a means of thick walls, small openings To assist, let me offer a brief understanding on the origins and adaptability of each of the vernaculars. porches, verandas, and loggias. The appropriate usefulness of any of the homes in this book will depend upon the intent of the inte for the neighborhood. Climatically, the Cracker and Caribbean styles take advantage of the hot humid climate of Florida through re ingenious methods of defining the public realm, render an appropriate human scale relationship to the street, and clearly establish a The affinity among these four vernacular architectures is clearly seem in their uniform ability to utilize appropriate climatic strategi



both the exterior and interior, the double-hung vertical windows, and the steep roof. A unique condition construction, the levitated first floor, the large attached front porch, the revealed fireplace, the horizontal countryside and in the farmlands. The architectural characteristics that distinguish this typology are the w rooms deep by two rooms wide). In Florida, this typology dating around the turn of the 19 th century is deep by two rooms wide), the townhouse (one room deep by one room wide), and the unpretentious plan Cracker: The Florida Cracker is a vernacular typology experienced in three arrangements; the farm

Elements:

Materials:

Attitude:

Typology:

Example(s):

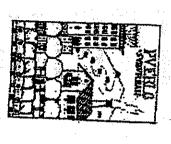
that as the family grows, the simplicity of the plan easily allows for rooms to be attached in the rear of the independent buildings forming an urban compound.

Porch, veranda, overhang, and crawl space.

Cross-ventilated, local craftsmanship, and civic minded.

The single-pen, the dogtrot, the I-house, and the foursquare Georgian.

Naples, and Northern Florida.



spender of this architecture can truly be enjoyed in Palm Beach and Coral Gables. The popularity of this

Mediterranean: The Florida Mediterranean is a unique adaptation of Spanish and Moorish arch

Elements:

Materials:

Attitude:

Typology:

Example(8):

Main-entry, courtyard, balcony, loggia, and tower.

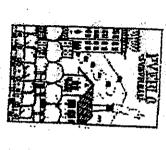
Masonry and stucco

Romantic spirit, proportional, cross-ventilated, crastsmanship, civic minded

Cottage and Villa

Palm Beach and Coral Gables





from the shipping industry. This vernacular architecture dates from 1825 through the 1890's.

Caribbean: The Florida Caribbean has had its greatest influence from the Bahamas and adopted n

Elements:

Materials:

Attitudes:

Typology:

Example(s):

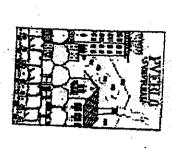
Main-entry, courtyard, balcony, loggia, & tower

Wood and masonry

Cottage, Shotgun, Eyebrow, Bahama, One-and-Half Story, and Two Story. Layback spirit proportional, local craftsmanship, civic minded

Key West

CARTERIO CONTO CARROLA SECTIONA



story typically half the footprint and set-aside for penthouse use.

typically two rooms wide with central hallway and four rooms deep. The height is maintained at 3 stories Deco. The most concentration of this architecture is found in Miami Beach. In that location, it averages 1 1940's. A period in south Florida that celebrated the spirit of its time through architecture we have come Modernism: The Florida Modernism is a vernacular, with regards to this text, dating from the late

Elements:

Materiale.

Main-entry, and signage. yay medaga <mark>ay iye</mark> bini tana 1988

AFRICATION ACCESS

Metals, masonry, plastics, glass blocks, and glass panels.

Attitudes:

Expressive of the times, movement, playful, and civic-minded.

Typology:

Courtyard, Sideyard, and L-Shape

Example(s):

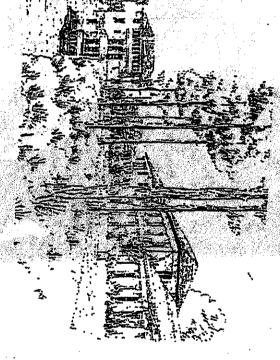
Miami and Miami Beach.

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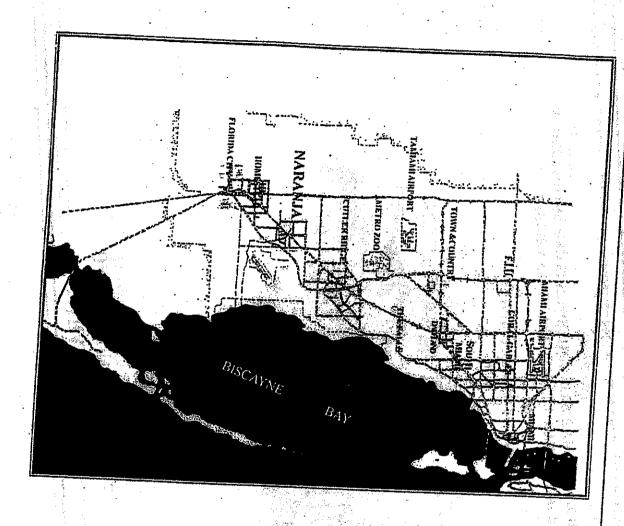
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DADE COUNTY, FLORIDA NARANJA LAKES



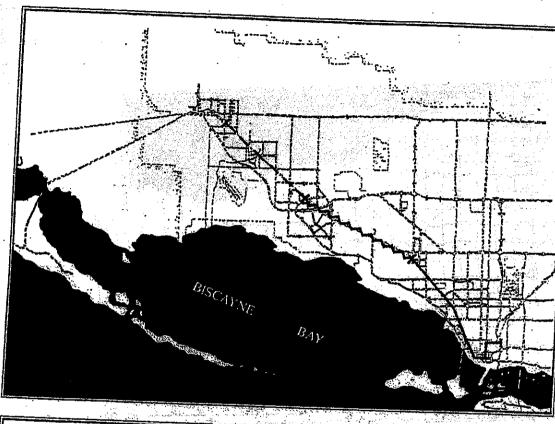
MASTER PLAN AND CODES PREPARED BY:

CORREA VALLE VALLE INC., TOWN PLANNERS ANDRES DUANY AND ELIZABETH PLATER-ZYBERK,ARCHITECTS, INC.



ACTIVITIES
NARANJA LAKES, FLORIDA

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METRO-RAIL

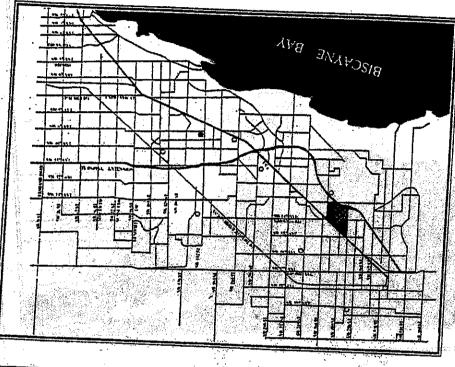
METRO-RAIL

PROPOSED BUSWAY EXTENSION

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O1996 Andres Duany and Elizabeth Plater-Zyberk, Architects Inc.

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NARANJA LAKES, FLORIDA



BISCYAME BVA EXISTING PUBIC SCHOOLS 2

PROPOSED PUBLIC SCHOOLS

OELEMENTRY SCHOOLS \*MIDDLESCHOOLS

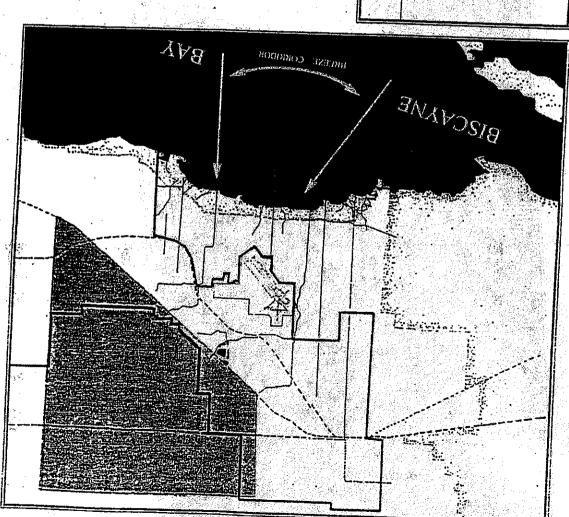
# HIGH SCHOOLS

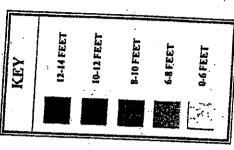
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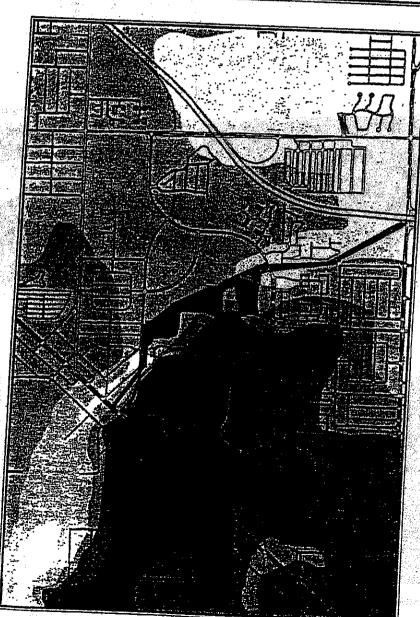
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page 6



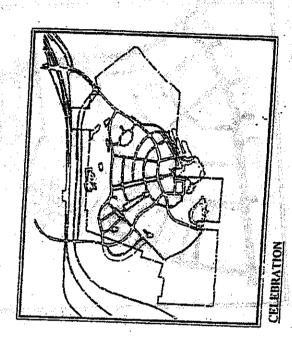




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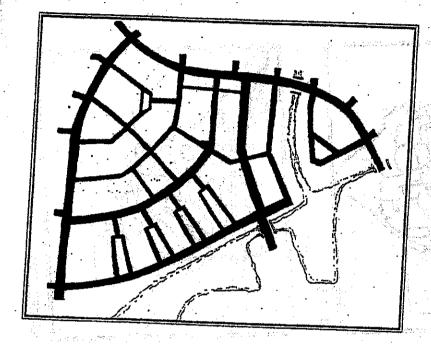






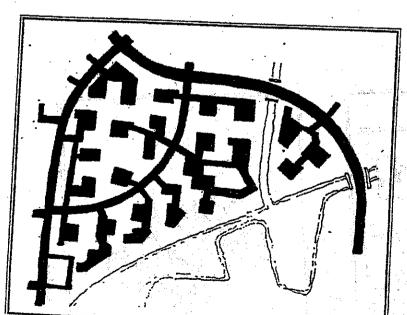
VERACRUZ, MEXICO

O1996 Andres Duany and Elizabeth Planer-Zyberk, Architects Inc.



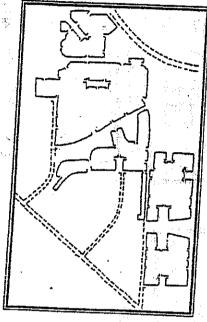
PROPOSED BUILDOUT: 134 TOWNHOUSE AND SINGLE HOUSE UNITS. 17% PAVED AREA

PRE-EXISTING BUILDOUT: 198 APARTALENT UNITS

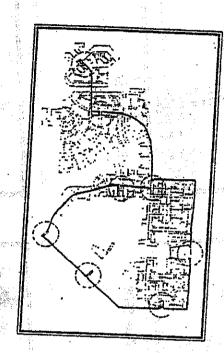


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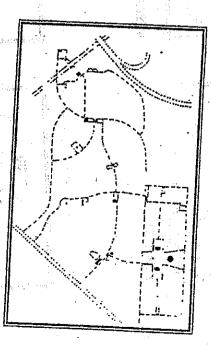
NEIGHBORHOODS



PUBLIC TRANSPORTATION

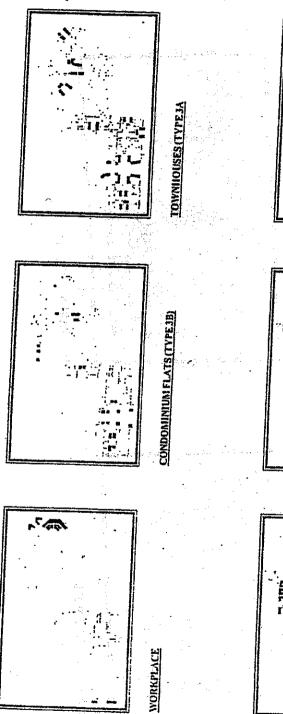


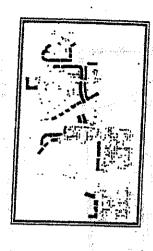
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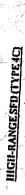


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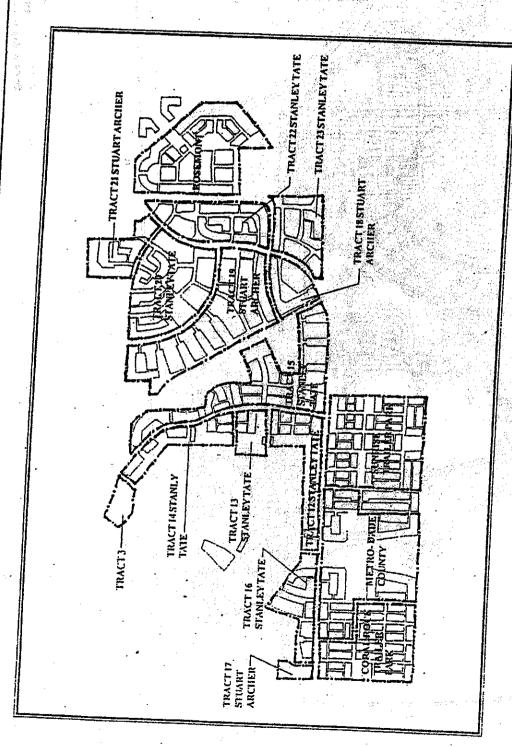




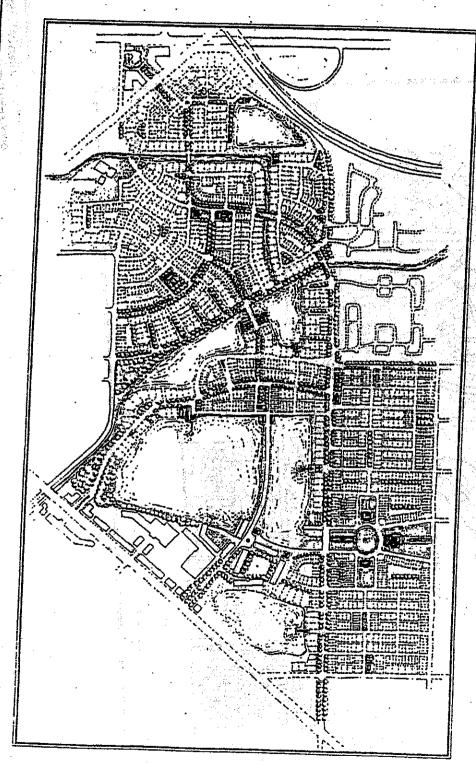
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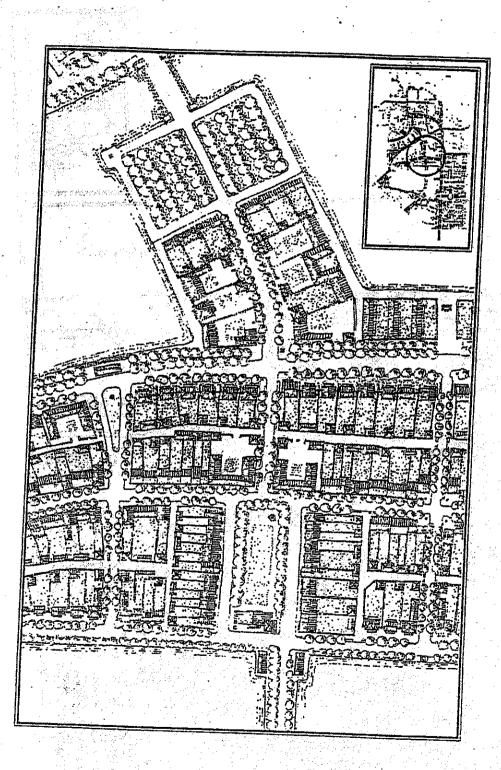
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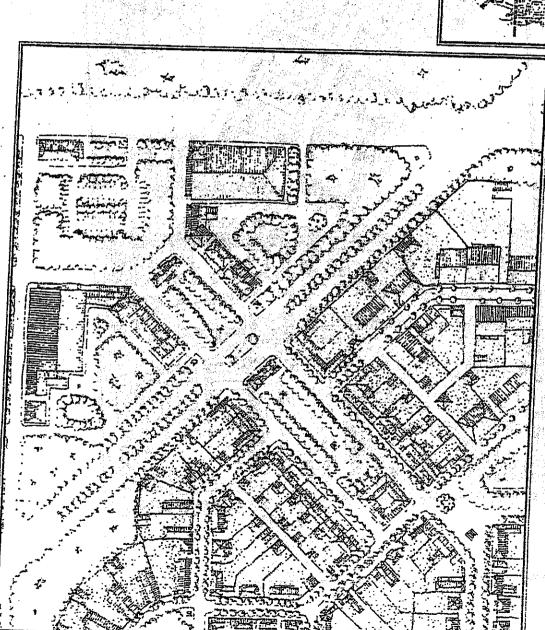
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NARANJA LAKES, FLORIDA

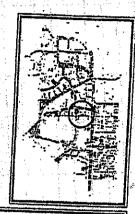


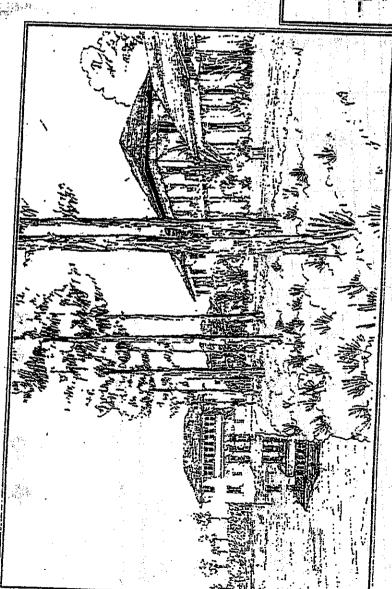
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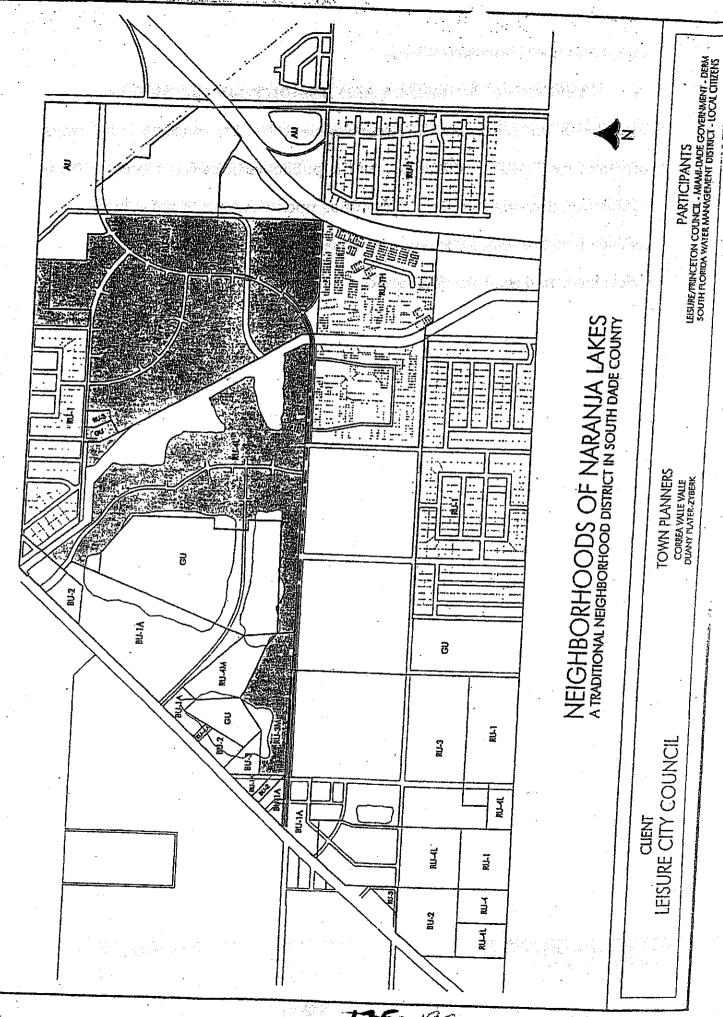
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Apartments (Courtyards)

SUB-TOTAL AVERAGE: OPTIMUM RESIDENTIAL MIX:

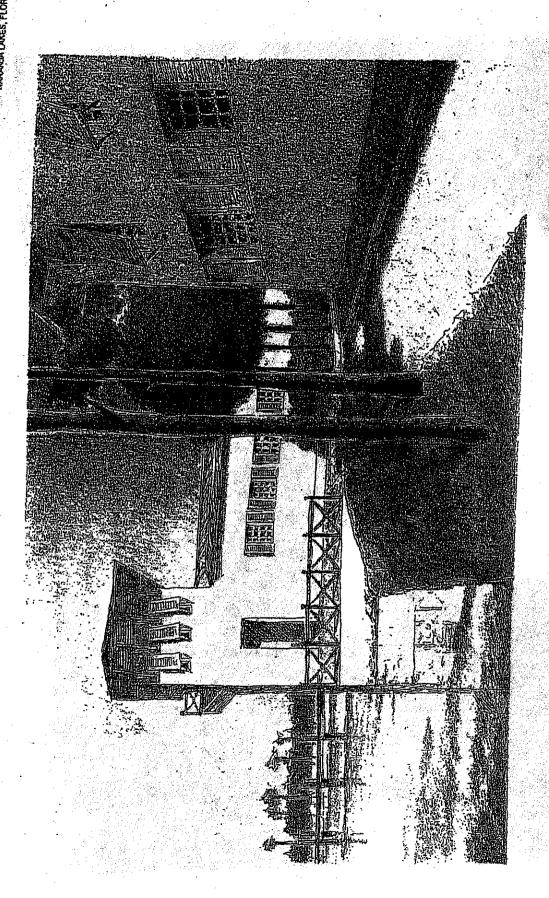
Prepared by: CVV, Town Planners • Reference: Zimmerman/Volk (source for the optimum residential

Revision Date: 1/19/99

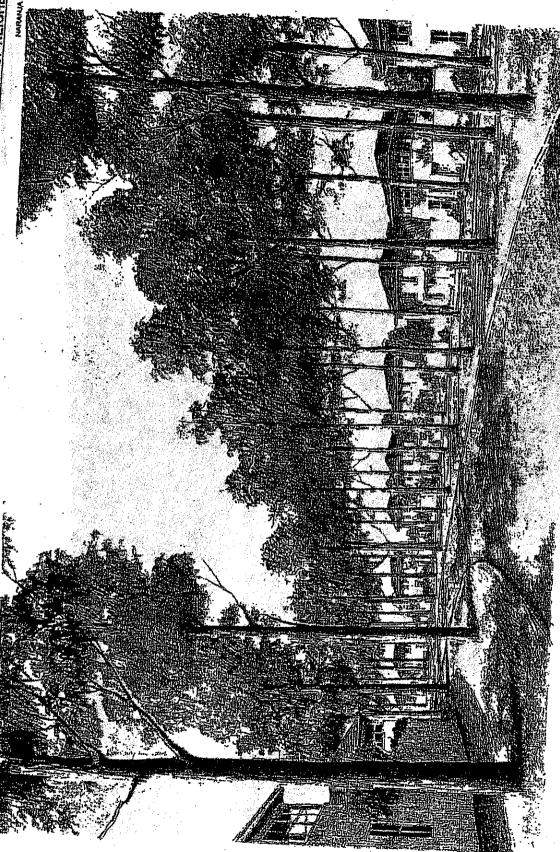


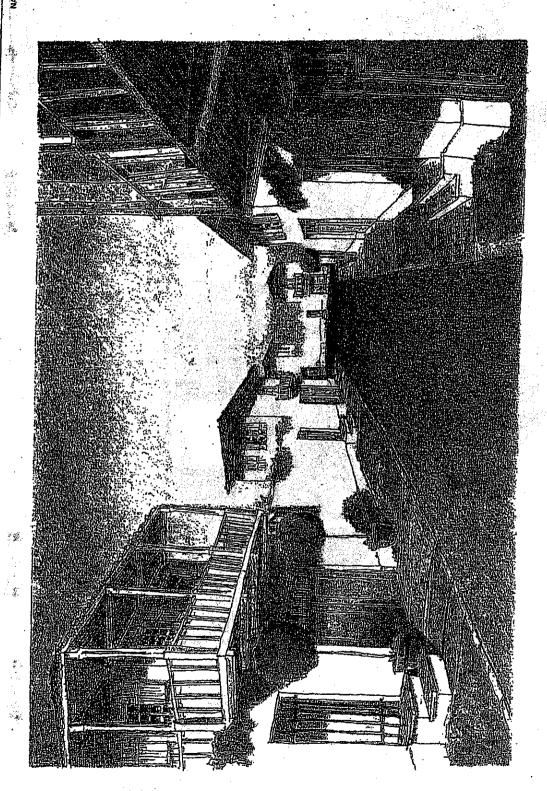
# G. CONCEPTUAL DRAWINGS AND RESIDENTIAL MIX BY SIZE

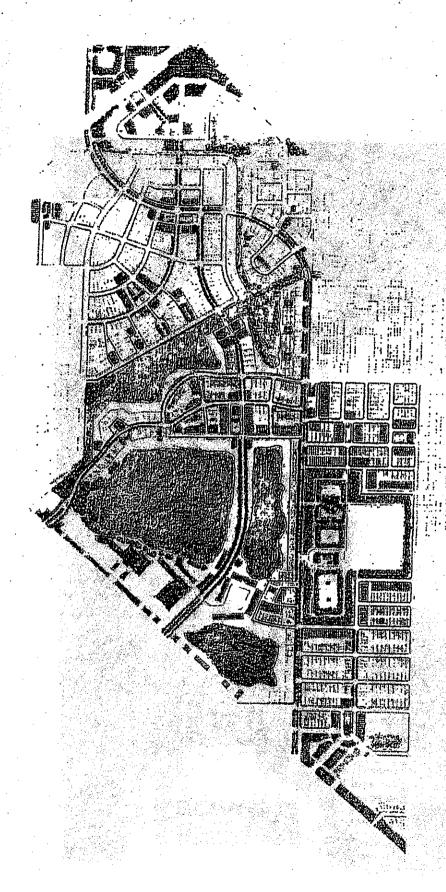
Included in this portion of the Redevelopment Plan are conceptual drawings prepared by CVV and DPZ as part of the public participation process. These conceptual drawings shall not be binding upon the Agency or the private redeveloper, but should be considered as the Agency works with its redeveloper to design the final project.



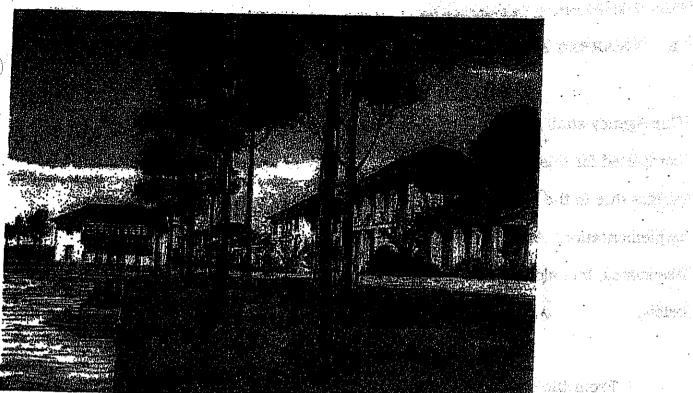








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## H. MARKET ANALYSIS SUMMARY

The Agency shall give consideration to the July 1996 marketing analysis completed for this project. It may be necessary to update the base price ranges due to the time lapse between the marketing analysis and the implementation. A summary for the study completed by Zimmerman/Volk Associates, Inc. along with information regarding residential mix is provided below:

From the perspective of draw area target market propensities and compatibility, a wide range of ownership housing is feasible at Naranja Lakes in the first phase. When placed within the context of the South Dade housing marketplace, the initial optimum residential mix should include for-sale apartments, townhouses, and three tiers of single-family detached houses. Rental units in the first phase will most likely be limited to accessory apartments over garages.

Four household groups – Active Retirees, Ethnic Families, Suburban Strivers and Urban Strivers – comprise between 60-75 percent of the market for Naranja Lakes. For the most part, Active Retirees are moving from counties in the northeastern United States, notably the New York metropolitan area, and include households from diverse backgrounds and with a wide range of incomes. Ethnic Families are composed largely of Hispanic households; and although a significant percentage are first or second-generation immigrants, these households are solidly middle-class. Not surprisingly, Hispanics are also the major ethnic group within the Urban and Suburban Strivers.

The pricing is designed to match the purchase capacities of the four major groups, and falls well within the





parameters of the best-selling communities throughout Dade County, and not just in South Dade. First phase base prices range from \$65,000 to \$175,000 for a variety of housing types containing from just under 1,000 to nearly 2,000 square feet of living space. Because of the pioneering aspect of this development, the first phase should be well located and relatively small so that price adjustments can respond to changing market demand.

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# PROGRAMS AND STRATEGIES

# I. ECONOMIC DEVELOPMENT AND JOB CREATION

- A. COMMERCIAL/RETAIL BUILDING FACADE IMPROVEMENT PROGRAM. This program is designed to encourage improvements such as enhanced rear parking, lighting, security, landscaping, signage and facade treatments for commercial and retail buildings within the area. At the time of implementation, this program will provide matching grants, as determined by the NARANJA LAKES CRA Board, which will allow business operators and property owners to make fixed (permanent) improvements to the front or rear of any commercial or retail structure. This program shall encourage improvements such as enhanced rear parking, lighting, security, landscaping, exterior painting, signage and façade treatments.
- B. REHABILITATION OF VACANT COMMERCIAL BUILDINGS.

  Key underutilized vacant commercial buildings shall be identified, and the NARANJA LAKES CRA will pursue the purchase, work to establish a joint-venture, or assist in the recruitment of business occupants to ensure these structures perform to their economic potential.



Many commercial buildings along U.S. Highway One are now boarded and vacant.

- c. Job Credits as Currency. The Naranja Lakes crawill initiate a special program designed to assist Naranja Lakes residents who are seeking to become self-sufficient and eliminate their dependency on public welfare. The Agency will provide rental or loan reduction vouchers for up to one year to any business leasing space in an Naranja Lakes Crabuilding in an amount equal to a percentage of the salary paid to a new hire who is moving off of the welfare rolls. The percentage shall be determined by the Naranja Lakes Craboard.
- D. LOCAL LABOR AND BUSINESS POOL. The NARANJA

  LAKES CRA shall compile a listing of eligible and interested
  businesses which hold an occupational license within the CRA





area and perform services or sell goods that may be utilized in the implementation of redevelopment programs. Working with Chambers of Commerce, merchant's associations and economic development groups, a booklet describing redevelopment programs will be created and presented, and qualified businesses will be recruited and encouraged to sign-up for future work opportunities.

- MARKETING RESEARCH. Working with local Chambers of Commerce, merchants associations and economic development boards, the NARANJA LAKES CRA may provide funding and guidance to create a useful and quality marketing/retail mix plan. The goal of this plan is to provide information for business owners indicating what profitable business opportunities exist given the dynamics of the market.
- ADVERTISEMENT AND PROMOTIONS. The NARANJA LAKES CRA may assist in the funding for the creation of marketing collateral and television commercials aimed at increasing business volume in the area. The Agency shall also consider assisting in the funding of special events.
- BUSINESS AND REDEVELOPER RECRUITMENT. G. Incooperation with the Beacon Council and Chamber South, and other appropriate entities, the Agency shall take steps to actively recruit quality businesses, investors and redevelopers to the Community Redevelopment Area.
- LAND ACQUISITION. The Agency shall identify presently H. underutilized sites with high redevelopment potential for consideration of acquisition and for packaging of RFPs to

Prepared by Don DeLaney, SDI, Inc. Phone: 561-545-3344

FINAL/APRIL 2002

stimulate redevelopment interests. This program shall be utilized as a secondary tool after efforts have been made to encourage private sector involvement take the lead in response to other redevelopment initiatives.

- I. BUSINESS INCENTIVE LOANS. The Agency will create a loan pool and program for qualified businesses in the redevelopment area to assist with the start-up costs and capital needs of new and expanding businesses.
- J. REDEVELOPMENT LOAN GUARANTEES. The NARANJA

  LAKES CRA shall establish a partnership with local banking and financial institutions by which an exchange for depository consideration of agency funds, the bank shall cooperate in the establishment of a revolving loan fund and other redevelopment finance programs. Agency monies allocated to this program shall be used as "last money in" guarantees or equity positions, which will allow for major redevelopment projects to secure financing and be completed.
- K. UTILIZATION OF CRA FUNDS TO LEVERAGE MAXIMUM EXTERNAL REDEVELOPMENT DOLLARS. In cooperation with appropriate County Departments, the NARANJA LAKES CRA shall seek to utilize tax increment finance revenues to secure both public and private grants. The sources considered should include the traditional government sources as well as special efforts to involve private foundations.
- L. COALITION OF FINANCIAL INSTITUTIONS. The NARANJA

  LAKES CRA shall recruit the involvement of interested local



financial institutions to participate in any and all redevelopment programs, ranging from business loans and residential rehabilitation to subsidized mortgages and loan guarantees.

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## III. BEAUTIFICATION AND APPEARANCE IMPROVEMENTS

- A. QUICK VICTORY CLEAN-UP. Working with community residents and property owners, the NARANJA LAKES CRA shall identify the sites, which will be targeted for the inaugural Fast Strike Clean-Up. For those property owners who have left their sites In a state of disrepair, the Agency shall initiate a Clean and Lien program. This shall be designated a Quick Victory program.
- B. LANDSCAPING/STREETSCAPING PROGRAM. The Agency shall design and install landscape and streetscape improvements, including landscape materials, lighting, benches and trash receptacles in areas identified by the Board. The first phase of this program shall be improvements tied to major redevelopment housing and mixed-use initiatives.

Naranja Lakes Boulevard runs between two lakes and would be a good site for landscape and streetscape improvements to bring a sense of identity to the community.



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C. PAINT-UP/FIX-UP. As a Quick Victory program, the Agency shall create and fund a simplified rehabilitation program designed to improve the appearance of the redevelopment area through extensive repainting of all structures in the redevelopment area which are submitted by their property owners.



- D. ENTRANCE-WAY MONUMENT SIGNS. The Agency shall employ design professionals to create entranceway monuments for the community borders that are coterminous with the redevelopment area. The recommendations for the selected monument style shall be made with community input by and will be subject to the required staff and Board reviews and approval. The Agency will assist in funding all aspects of design, building and installation of the monuments after final Board approval.
- E. SIGNAGE PROGRAM. The Agency shall encourage business owners to develop innovative and attractive signage by awarding partial funding for such signs. This shall be a Quick Victory program.
- F. ART IN PUBLIC PLACES. The Agency may appropriate or secure funds for the purchase and installation of Art in Public Places within the Redevelopment Area. Emphasis shall be placed on local artists and themes.

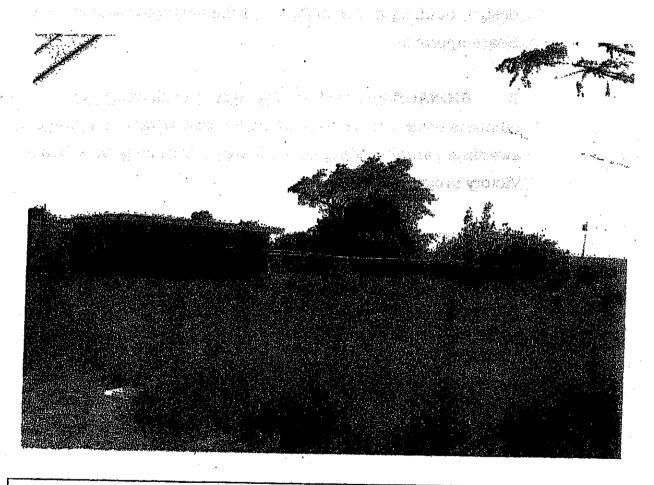


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# III. RESIDENTIAL REINVESTMENT

A. RESIDENTIAL REHABILITATION. The Agency may provide a combination of grants and loans to residential property owners for the rehabilitation of their homes.

These funds can be used for a broad range of permanent improvements including sewer hook-ups.



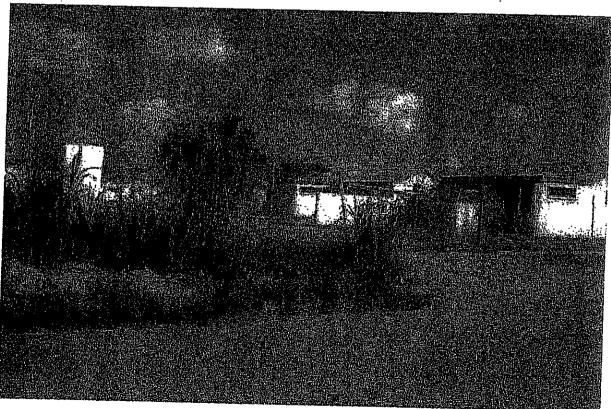
Residential rehabilitation programs can bring improvements to properties such as this one and those on the following pages which are all located in the NLCRA area.



B. IN-FILL & NEW HOUSING PROGRAM. The Agency shall identify vacant lots and vacant units in the redevelopment area for this program. The Agency shall recruit local builders and build new homes. Sites shall be identified as "high priority" for residential infill.







Prepared by Don DeLaney, SDI, Inc. Phone: 561-545-3344

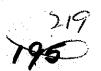


#### C. MORTGAGE SUBSIDY GUARANTEE AND "SILENT SECONDS."

The Agency may provide a pool of mortgage money which will be available to purchasers of NARANJA LAKES CRA-built residential homes and will serve as the "gap financing" between what banking institutions will lend and what a qualified potential homeowner can secure. The Agency shall have the authority to structure mortgages to be "silent" during the new homeowner's period of ownership. The Agency's position becomes active upon the sale of the property. The cap of these mortgages shall be set by Board policy on an annual basis each year the program is active.

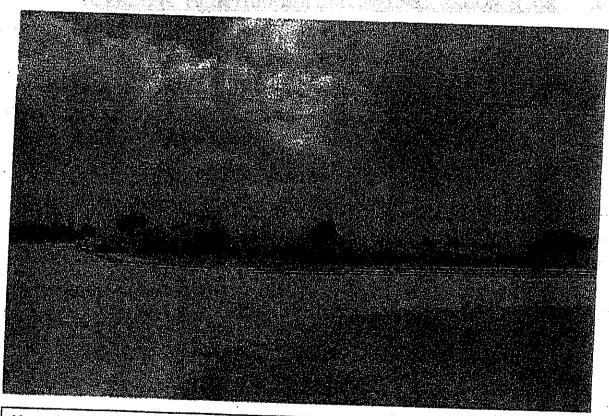
#### D. ROLE MODEL RESIDENTIAL RECRUITMENT PROGRAM.

In order for a community to become sustainable, it is important for its younger citizens to view members of the community as role models. Accordingly, the NARANJA LAKES CRA has identified police officers, firemen, educators, and medical care providers as quality role models for Naranja Lakes's youth. This program initiates a special recruitment effort to be undertaken by the Agency to market homeownership to members of these professions for all housing-related redevelopment programs. The Agency will conduct special informational seminars with organizations employing "role models" in an effort to inform them of the housing and mortgage assistance opportunities in the improving Naranja Lakes redevelopment area.



#### IV. INFRASTRUCTURE IMPROVEMENTS.

Working with appropriate County departments, the Agency may consider funding to remedy infrastructure deficiencies and projected needs, including utilities, roadways, sidewalks and stormwater management. All infrastructure projects funded by the Agency shall be directly tied to increasing the area's redevelopment potential to generate a higher return of tax increment funds and increase the likelihood of private investment. This program is not designed to replace the County's efforts to secure CDBG and other similar funds but rather to augment them.



Many streets within the NLCRA area lack adequate stormwater drainage.

#### V. ENVIRONMENTAL CLEAN-UP

Environmental Clean-up. The NARANJA LAKES CRA Board of Commissioners may establish a fund, which may be used to assist in the clean-up of environmentally contaminated sites. The Agency will activate this program in the event that a viable and desirable redevelopment project necessitates the reuse of a contaminated site. The degree of the Agency's financial participation will be determined by the Board on a case-by-case basis contingent upon the redevelopment value of the project.



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197

#### VI. AIR RIGHTS

AIR RIGHTS. As provided in Section 163, Florida Statutes, the Agency shall acquire air rights when necessary for the creation of parking facilities or signage.

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#### VII. REDEVELOPMENT ADVOCACY

#### REDEVELOPMENT ADVOCACY ACTIVITIES

The NARANJA LAKES CRA shall actively advocate for actions by other public and private bodies, which are to the benefit of area residents.

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198

#### VIII. CODE ENFORCEMENT

Working with County departments the NARANJA LAKES CRA may fund increased code enforcement services within the redevelopment area. The goal of this program is to increase the marketability and aesthetics of the properties in the redevelopment area.



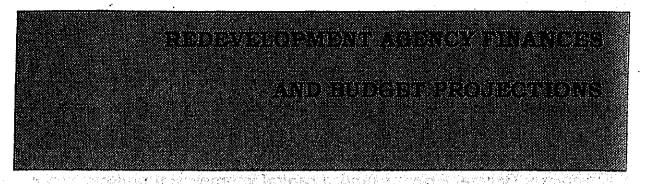
#### IX. COMMUNITY POLICING INNOVATIONS

1) The NARANJA LAKES CRA shall have the authority to assist in utilizing community policing strategies designed to reduce crime within the NARANJA LAKES CRA area. These strategies may include, but are not limited to:

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- Community Mobilization
- □ Neighborhood Block Watch
- Citizen Patrol
- Neighborhood Storefront Police Station
- □ Motorized Patrol
- Other Strategies

#### SECTION DIGIT



#### FINANCE AND BUDGET PROJECTION

The Agency's primary revenue source shall be generated through Tax Increment Financing (TIF) as defined in section 163.387 F.S.. In addition to TIF the agency shall have the authority to pursue public funding through grants, and private revenue through loans, contributions, disposal of any real property, mortgages, hypothecation, bond anticipation notes, and bond issues backed primarily by TIF.

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Current expenditures in the naranja lakes redevelopment area:

As referenced in the attached letter to Diana McKinney of SDI, Inc., from Tony Crapp, dated 10-26-01, the County currently has no CDBG funded activities or General Revenue funded capital improvement projects in the NLCRA area.

It should be the goal of this agency to pursue additional financial resources through both of these funding sources as well as more innovative sources that are available to community redevelopment agencies.

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### TAX INCREMENT FINANCING FORMULA AND PROJECTIONS

NARANJA LAKES C.R.A.

#### MIAMI-DADE COUNTY, FLORIDA

The TIF formula identified below is taken from Chapter 163, Part III, <u>Florida Statutes</u>. For the purposes of estimating TIF, this formula shall be utilized to include the County-wide millage rate of 0.005713 and the Unincorporated Municipal Service Area (UMSA) millage rate of 0.002447. Therefore, the combined millage rate shall be 0.008160.

#### TIF FORMULA

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,			2,661		\$106,0	35,707	)	x	(0.0081	60) >	< (	(0.725)	=	<b>\$112,978</b>
					Utilizi nted be		low-I	oint	of 0.50	, the i	initia	l reve	nue fo	or FY
( ;	\$125	,132	,661	•	\$106,0	35,707	}	X	(0.00816	80) X	(	(0.50)	=	\$77,916

Prepared by Don DeLaney, SDI, Inc. Phone: 561-545-3344

FINAL/APRIL 2002

Tables 1-A, 1-B and 1-C represent 30-year projections of the Naranja Lakes CRA TIF revenue assuming a conservative 1.5% annual increase in total taxable value and completion of the "primary redevelopment project" which is comprised of the mixed-use development of approximately 80% residential square footage and 20% commercial square footage. The phasing of both the residential and commercial components are assumed to receive their certificates of occupancy (C.O.) in FY 2003/04 for the first third of total build-out, and equal thirds of the project are assumed to be completed in the subsequent two years for a total project build-out and C.O. by FY 2005/06.

Tables 2-A, 2-B and 2-C represent 30-year projections of the Naranja Lakes CRA TIF revenue assuming a 3.0 % annual increase in total taxable value and completion of the "primary redevelopment project" which is comprised of the mixed-use development of approximately 80% residential square footage and 20% commercial square footage. The phasing of both the residential and commercial components are assumed to receive their certificates of occupancy (C.O.) in FY 2003/04 for the first third of total build-out, and equal thirds of the project are assumed to be completed in the subsequent two years for a total project build-out and C.O. by FY 2005/06.

# Naranja Lakes Area Property Analysis

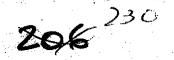
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	,758,062	137,461	11,214,932	197,556	2,736,782 498 850	512,010 143,706	396,497	208,602	525,967	6,162,728		2,406,197	675,703	LAND
	2,020 38,758,062 88,460,828	708	5042	7,866	<u> </u>			210,813	287,145	<b>4</b>	) (C) (C)	ار علیه در این	0 33,092,472 3 2,332,822	- "
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	154 075 779 4	138,169	454,860	4,509,181 205,422	1,484,724 15,142,678	1,516,569	1,928,844	7,096,104	1,130,985 813,119	12,514,791 20,367,790	612,866 6.249,878	20,139,157	42,580,314	ASST
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#### TABLE 1-A

#### TAX INCREMENT FINANCING PROJECTION (assumes 0.95 contribution and 1.5% increase) NARANJA LAKES C.R.A. MIAMI-DADE COUNTY, FLORIDA

	4		
TIF YEAR	FISCAL YEAR	ANNUAL INCREASE	ANNUAL TIF
1	2002/03	n/a	\$148,040
2	2003/04 1	n/a	\$521,724
3	2004/05 <sup>2</sup>	n/a	\$887,037
4	2005/06 <sup>3</sup>	n/a	\$1,254,288
.5	2006/07	1.50%	\$1,273,102
6	2007/08	1.50%	\$1,292,198
7	2008/09	1.50%	\$1,311,581
8	2009/10	1.50%	\$1,331,255
9	2010/11	1:50%	\$1,351,224
10	2011/12	1.50%	\$1,371,492
11	2012/13	1.50%	\$1,392,065
12	2013/14	1.50%	\$1,412,946
13	2014/15	1.50%	\$1,434,140
14	2015/16	1.50%	\$1,455,652
15	2016/17	1.50%	\$1,477,487
16	2017/18	1.50%	\$1,499,649
17	2018/19	1.50%	\$1,522,144
18	2019/20	1.50%	\$1,544,976
19	2020/21	1.50%	\$1,568,151
20	2021/22	1.50%	\$1,591,673
21	2022/23	1.50%	\$1,615,548
22	2023/24	1.50%	\$1,639,781
23	2024/25	1.50%	\$1,664,378
24	2025/26	1.50%	\$1,689,343
25	2026/27	1.50%	\$1,714,684
26	2027/28	1.50%	\$1,740,404
27	2028/29	1.50%	\$1,766,510
28	2029/30	1.50%	\$1,793,008
29	2030/31	1.50%	\$1,819,903
30	2031/32	1.50%	\$1,847,201
		TOTAL TIF, 30 YEARS*	\$42,931,581

<sup>&</sup>lt;sup>3</sup> Assumes C.O. of 400 residential units from "primary redevit project" with TTV of \$90,000 per unit & 100K SF of commercial space.



<sup>&</sup>lt;sup>1</sup> Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space.

<sup>&</sup>lt;sup>2</sup> Assumes C.O. of 400 residential units from "primary redevit project" with TTV of \$90,000 per unit & 100K SF of commercial space.

#### TABLE 1-B

# TAX INCREMENT FINANCING PROJECTION (assumes 0.725 contribution with 1.5% Increase) NARANJA LAKES C.R.A. MIAMI-DADE COUNTY, FLORIDA

TIF YEAR	FISCAL YEAR	ANNUAL INCREASE	ANNUAL TIF
1	2002/03	n/a	\$112,978
2	2003/04 <sup>1</sup>	"n/a	\$398,157
3	2004/05 <sup>2</sup>	n/a	\$676,949
4	2005/06 <sup>3</sup>	n/a	\$957,219
5	2006/07	1.50%	\$971,578
6	2007/08	1.50%	\$986,151
7.	2008/09	1.50%	\$1,000,944
- 8	2009/10	1.50%	\$1,015,958
9	2010/11	1.50%	\$1,031,197
10	2011/12	1.50%	\$1,046,665
11	2012/13	1.50%	\$1,062,365
12	2013/14	1,50%	\$1,078,301
13	2014/15	1.50%	\$1,094,475
14	2015/16	1.50%	\$1,110,892
15	2016/17	1.50%	\$1,127,556
16	2017/18	1.50%	\$1,144,469
17	2018/19	1.50%	\$1,161,636
18	2019/20	1.50%	\$1,179,061
19	2020/21	1.50%	\$1,196,746
20	2021/22	1.50%	\$1,214,698
21	2022/23	1.50%	\$1,232,918
22	2023/24	1.50%	\$1,251,412
23	2024/25	1.50%	\$1,270,183
24	2025/26	1.50%	\$1,289,236
25	2026/27	1.50%	\$1,308,574
26	2027/28	1.50%	\$1,328,203
27	2028/29	1.50%	\$1,348,126
28	2029/30	1.50%	\$1,368,348
29	2030/31	1.50%	\$1,388,873
30	2031/32	1.50%	\$1,409,706
		TOTAL TIF, 30 YEARS*	<b>602,</b> 763,576

\*WITH "PRIMARY REDEVELOPMENT PROJECT"

AND 4.5% INCREASE THEREAFTER

Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space.

<sup>&</sup>lt;sup>2</sup> Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space.

<sup>3</sup> Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space.

#### TABLE 1-C

## TAX INCREMENT FINANCING PROJECTION (assumes 0.50 contribution with 1.5% increase) NARANJA LAKES C.R.A. MIAMI-DADE COUNTY, FLORIDA

TIF YEAR	FISCAL YEAR	ANNUAL INCREASE	ANNIHA TIT
1	2002/03	n/a	ANNUAL TIF \$77,916
2	2003/04 <sup>1</sup>	n/a	\$274,591
3	2004/05 <sup>2</sup>	n/a	\$466,862
4	2005/06 <sup>3</sup>	n/a	\$660,151
5	2006/07	1.50%	\$670,054
6	2007/08	1.50%	\$680,104
7	2008/09	1.50%	\$690,306
8	2009/10	1.50%	\$700,661
9 .	2010/11	1.50%	8
10	2011/12	1.50%	\$711,170 \$721,939
11	2012/13	1.50%	\$721,838 \$732,666
12	2013/14	1.50%	\$743,656
13	2014/15	1.50%	\$743,830 \$754,810
14	2015/16	1.50%	\$766,133
15	2016/17	1.50%	\$777,625
16	2017/18	1.50%	\$789,289
17	2018/19	1.50%	\$801,128
18	2019/20	1.50%	\$813,145
19	2020/21	1.50%	\$825,342
20	2021/22	1.50%	\$837,723
21	2022/23	1,50%	\$850,288
22	2023/24	1.50%	\$863,043
23	2024/25	1.50%	\$875,988
24	2025/26	1.50%	\$889,128
25	2026/27	1.50%	\$902,465
26	2027/28	1.50%	\$916,002
27	2028/29	1.50%	\$929,742
28	2029/30	1.50%	\$943,688
29	2030/31	1.50%	\$957,844
30	2031/32	1.50%	\$972,211
		TOTAL TIF, 30 YEARS*	\$22,595,569

"WITH "PRIMARY REDEVELOPMENT PROJECT"

AND 1.5% INCREASE THEREAFTER

<sup>1</sup> Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space.

<sup>&</sup>lt;sup>2</sup> Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space.

<sup>3</sup> Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space.

#### TABLE 2-A

# TAX INCREMENT FINANCING PROJECTION (assumes 0.95 contribution with 3.0% increase) NARANJA LAKES C.R.A. MIAMI-DADE COUNTY, FLORIDA

TIF YEAR	FISCAL YEAR	ANNUAL INCREASE	ANNUAL TIF
1	2002/03	n/a	\$148,040
2	2003/04 <sup>1</sup>	n/a	\$521,724
3	2004/05 <sup>2</sup>	n/a	\$887,037
4	2005/06 <sup>3</sup>	n/a	\$1,254,288
5	2006/07	3.00%	\$1,291,916
6	2007/08	3,00%	\$1,330,674
7	2008/09	3.00%	\$1,370,594
8	2009/10	3.00%	\$1,411,712
9	2010/11	3,00%	\$1,454,063
10	2011/12	3.00%	\$1,497,685
11	2012/13	3.00%	\$1,542,615
12	2013/14	3:00%	\$1,588,894
13	2014/15	3.00%	\$1,636,561
14	2015/16	3.00%	\$1,685,658
15	2016/17	3.00%	\$1,736,227
16	2017/18	3,00%	\$1,788,314
17	2018/19	3,00%	\$1,841,964
18	2019/20	3.00%	\$1,897,222
19	2020/21	3.00%	\$1,954,139
20	2021/22	3.00%	\$2,012,763
21	2022/23	3.00%	\$2,073,146
22	2023/24	3.00%	\$2,135,341
23	2024/25	3.00%	\$2,199,401
24	2025/26	3.00%	\$2,265,383
25	2026/27	3.00%	\$2,333,344
26	2027/28	3.00%	\$2,403,345
27	2028/29	3.00%	\$2,475,445
28	2029/30	3.00%	\$2,549,708
29	2030/31	3.00%	\$2,626,200
30	2031/32	3.00%	\$2,704,986
		TOTAL TIF, 30 YEARS"	\$52,618,387
		REDEVELOPMENT PROJECT"  3.0% INCREASE THEREAFTER	

Assumes C.O. of 400 residential units from "primary redevit project" with TTV of \$90,000 per unit & 100K SF of commercial space.

<sup>&</sup>lt;sup>2</sup> Assumes C.O. of 400 residential units from "primary redev"t project" with TTV of \$90,000 per unit & 100K SF of commercial space.

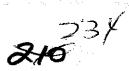
<sup>3</sup> Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space.

#### TABLE 2-B

#### TAX INCREMENT FINANCING PROJECTION (assumes 0.725 contribution with 3,0% increase) NARANJA LAKES C.R.A. MIAMI-DADE COUNTY, FLORIDA

TIF YEAR	FISCAL YEAR	ANNUAL INCREASE	ANNUAL TIF
- 1	2002/03	n/a	\$112,978
2	2003/04 <sup>1</sup>	n/a	\$398,157
3	2004/05 <sup>2</sup>	n/a	\$676,949
4	2005/06 <sup>3</sup>	n/a	\$957;219
5	2006/07	3.00%	\$985,936
6	2007/08	3.00%	\$1,015,514
7	2008/09	3.00%	\$1,045,980
8	2009/10	3.00%	\$1,077,359
9	2010/11	3.00%	\$1,109,680
10	2011/12	3.00%	\$1,142,970
11	2012/13	3.00%	\$1,177,259
12	2013/14	3.00%	\$1,212,577
13	2014/15	3.00%	\$1,248,954
14	2015/16	3,00%	\$1,286,423
15	2016/17	3.00%	\$1,325,016
16	2017/18	3.00%	\$1,364,766
17	2018/19	3.00%	\$1,405,709
18	2019/20	3.00%	\$1,447,880
19	2020/21	3.00%	\$1,491,317
20	2021/22	3.00%	\$1,536,056
21	2022/23	3.00%	\$1,582,138
<b>2</b> 2	2023/24	3.00%	\$1,629,602
23	2024/25	3.00%	\$1,678,490
24	2025/26	3.00%	\$1,728,845
25	2026/27	3.00%	\$1,780,710
26	2027/28	3.00%	\$1,834,131
27	2028/29	3.00%	\$1,889,155
28	2029/30	3.00%	\$1,945,830
29	2030/31	3.00%	\$2,004,205
30	2031/32	3.00%	\$2,064,331
		TOTAL TIF, 30 YEARS" REDEVELOPMENT PROJECT"	\$40,156,138

<sup>&</sup>lt;sup>3</sup> Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space.



Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space. <sup>2</sup> Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space.

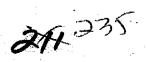
#### TABLE 2-C

#### TAX INCREMENT FINANCING PROJECTION (assumes 0.50 contribution with 3.0% increase) NARANJA LAKES C.R.A. MIAMI-DADE COUNTY, FLORIDA

TIF YEAR	FISCAL YEAR	ANNUAL INCREASE	ANNUAL TIF
1	2002/03	n/a	\$77,916
2	2003/04.1	n/a	\$274,591
3	2004/05 <sup>2</sup>	n/a .	\$466,862
4	2005/06 <sup>3</sup>	n/a	\$660,151
5 .	2006/07	3.00%	\$679,956
6	2007/08	3.00%	\$700,355
7	2008/09	3:00%	\$721,365
8	2009/10	3,00%	\$743,006
9	2010/11	3,00%	\$765,296
10	2011/12	3.00%	\$788,255
11	2012/13	3.00%	\$811,903
12	2013/14	3.00%	\$836,260
13	2014/15	3.00%	\$861,348
14	2015/16	3.00%	\$887,188
15	2016/17	3.00%	\$913,804
16	2017/18	3,00%	\$941,218
17	2018/19	3.00%	\$969,455
18	2019/20	3.00%	\$998,538
19	2020/21	3.00%	\$1,028,494
20	2021/22	3,00%	\$1,059,349
21	2022/23	3,00%	\$1,091,130
22	2023/24	3.00%	\$1,123,863
23	2024/25	3.00%	\$1,157,579
24	2025/26	3.00%	\$1,192,307
25	2026/27	3.00%	\$1,228,076
26	2027/28	3.00%	\$1,264,918
27	2028/29	3.00%	\$1,302,866
28	2029/30	3.00%	\$1,341,952
29	2030/31	3.00%	\$1,382,210
30	2031/32	3.00%	\$1,423,677
		TOTAL TIF, 30 YEARS*	\$27,693,888
		Y REDEVELOPMENT PROJECT"  ID 3.0% INCREASE THEREAFTER	

AND 3.0% INCREASE THEREAFTER

<sup>3</sup> Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space.



Assumes C.O. of 400 residential units from "primary redev't project" with TTV of \$90,000 per unit & 100K SF of commercial space.

<sup>&</sup>lt;sup>2</sup> Assumes C.O. of 400 residential units from "primary redev"t project" with TTV of \$90,000 per unit & 100K SF of commercial space.

1000s ON COLOR CUMULATIVE TIF REVENUE WITHOUT "PROJECT" CUMULATIVE TIF REVENUE WITH "PROJECT" **2** Valence. Selgeby. CANADA (WITH AND WITHOUT "PRIMARY REDEVELOPMENT PROJECT") A COL 30-YEAR TIF COMPARISON FOR NARANJA LAKES CRA Edicola. Call do A COOR FISCAL YEAR ON ON 61/8/02 PHAIDS CHART 1 THO TO 81810à SURIOS \*LEJO EI/EIOS ÷111102 240102 ONFOOR 60/600<u>5</u> ed too 10800° 90500<u>.</u> SOMOS FOEGGE 9 \$30,000,000 \$25,000,000 \$20,000,000 \$15,000,000 \$10,000,000 \$5,000,000

212

#### **Bonding Capacity**

The Agency has the authority, subsequent to approval of the Miami-Dade Board of County Commissioners, to issue redevelopment bonds which pledge the annual TIF revenue stream as the source of repayment. If the primary redevelopment project is not built, the Agency's revenue generating capacity is diminished to the point that the issuance of bonds is not feasible. It is the recommended strategy that the Agency aggressively pursue the completion of the primary redevelopment project and serve in an advocacy role and as the project coordinator representing the "public side" of a development agreement to be negotiated with private redevelopment interest.

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Contingent upon debt coverage ratios, the existence of a secondary revenue pledge, and interest rates it is estimated that an investment grade bond issued by the Agency in year two or three of the TIF would generate between four and seven million dollars in available capital.

她我们的女子。他还明朝了一个大学的大学。这个人就在这个教教会会会会会会

The appropriate use of the bond proceeds shall be determined through the negotiation process with the private redevelopment interest. All net proceeds shall be allocated to capital-intensive projects related directly to the primary redevelopment project. It is the intent of this plan to provide maximum flexibility with regard to the financial arrangements and deal

structures which utilize these funds for capital investment. The NLCRA intends to use full authority granted by this plan and Chapter163, Florida Statute, and all covenants delineated in the Official Statement that will be prepared to govern the bond issue.

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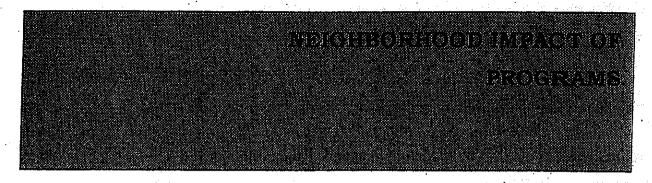
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#### Allocation and Expenditure of Non-Bond Related

#### Revenue

As prescribed in the Powers section of the Interlocal Agreement, the Agency shall have the authority to expend funds for all professional and administrative services necessary to carry out the implementation of the redevelopment strategies and programs in this Plan. In addition, the Agency is authorized to expend funds for completion of audits and other statutorily required reports with TIF revenue. The Agency shall also prepare a budget on an annual basis, which addresses the expenditure of all TIF trust fund revenue. This budget must be approved by the NLCRA Board of Commissioners. The by-laws and public notice requirements governing this board shall be adhered to in the budget adoption process. Nothing in this Plan can or shall usurp the authority and responsibility that the NLCRA Board of Commissioners has with regard to the preparation and adoption of the budget.

#### SECTION NINE



#### A. INTRODUCTION

The Naranja Lakes Community Redevelopment Agency (NARANJA LAKES CRA) contains a limited number of residential units occupied by low to moderate-income households. The majority of the land in the redevelopment area is vacant. Approximately 1500 units were destroyed by Hurricane Andrew and have not been rebuilt. This section provides a review of potential impacts to the area residents and the neighborhoods in general.

Redevelopment in Naranja Lakes is in its earliest stages and future impacts of cumulative redevelopment activities cannot be quantified. Future impacts generated by redevelopment activities will be reviewed on a case-by-case basis as the proposed projects proceed through the various stages, boards and activities with the development approval process.

#### B. LAND USE, ZONING AND DEVELOPMENT APPROVALS

At the time of the adoption of the Plan, the NARANJA LAKES CRA shall conform to all pertinent laws, ordinances and resolutions of Miami-Dade County as they relate to the approval of required permits or development orders for NARANJA LAKES CRA-initiated projects which require such approvals.

26-739

This Agency shall support and advocate the adoption of a Traditional

Neighborhood District zoning classification for the primary redevelopment site.

#### C. TRAFFIC CIRCULATION

It is the intent of the NARANJA LAKES CRA to promote and improve safe, efficient and convenient traffic circulation throughout and within the Naranja Lakes CRA area. In that the existing roadway network provides considerable connectivity with arterials and connectors, the NARANJA LAKES CRA shall emphasize the need to improve those roadways within the NARANJA LAKES CRA, which are currently in need of improvement. The Agency shall also serve as an advocate for aggressive grant and state funding for roadway and traffic circulation improvements.

The Redevelopment strategies in this Plan will implement TND planning concepts, and will allow for infill residential and redevelopment near expanded transit stops.

#### D. COMMUNITY FACILITIES AND SERVICES

The original design of the existing community facilities and services in the Naranja Lakes area contemplated the full development of the redevelopment area. However, following the devastation of Hurricane Andrew, the redevelopment area has a large amount of vacant property and abandoned structures. Therefore, community facilities and services have adequate capacity (e.g., roadways, parks and water/sewer treatment facilities). It is the intent of the NARANJA LAKES CRA to promote redevelopment and infill development within the redevelopment to maximize the use of existing facilities and improve efficiencies in these systems.

#### E. EFFECT ON SCHOOL PROPERTIES

The schools within a community serve a critical role in building community identity and maintaining vitality. One elementary school (William Chapman Elementary) is located within the boundaries of the redevelopment area. Other schools serving the community are Naranja Lakes Elementary: Irving and Beatrice Peskoe Elementary; Leisure City Elememiddle; Homestead High School; and South Dade High School. Most, if not all, of these schools are currently serving a student membership above assigned program capacity. As redevelopment success brings new homeownership opportunities to the community, a shift towards more owner-occupied housing will promote community stability and identity. Educational facilities will also benefit from economic development in the redevelopment area. New and expanding businesses enterprises will improve the climate for partnerships between businesses and schools and increase opportunities for classroom sponsorships, co-op learning opportunities (at the middle school level) and improved community involvement.

#### F. ENVIRONMENTAL QUALITY

#### LAKES

Impact on the lakes within the Naranja Lakes CRA area will be important due to the ability of the agency to clean up such sites. The clean-up efforts in the aftermath of Hurricane Andrew left some area lakes with a plethora of debris. The Naranja Lakes CRA's Environmental Clean-Up Program identified in Section Seven of this Plan provides a tool that may be used for this purpose. The lakes within the CRA area have tremendous potential,



Naranja Lakes Community Redevelopment Plan

and are an outstanding asset to this community. Other programs such as Code Enforcement the clean up of environmental sites will also have a positive impact on the community.



Some of the lakes in the area became dumping sites for debris from Hurricane Andrew.

#### SECTION TEN

# NARANJA LAKÆS COMMUNITY REDEVELOPMENT AGENCY PLAN AMENDMENT PROCESS

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The Naranja Lakes Community Redevelopment Agency (NARANJA LAKES CRA) Redevelopment Plan shall be in effect for a maximum of thirty (30) years from the date of its adoption.

The Plan may need to be amended in order for it to maintain its relevance and currency; to respond to priorities as they emerge; to serve new redevelopment areas; and to add needed specificity as projects, tax increment revenues and expenditures are defined in more detail over time.

Amendments to the Plan can only be made by the Board of County
Commissioners of upon recommendations of the NARANJA LAKES CRA
Board. The NARANJA LAKES CRA will initiate any amendment action by
adopting a Resolution recommending that the Board of County
Commissioners amend the Plan in a specified manner. The NARANJA
LAKES CRA may then hold an advertised public hearing on the proposed
modification or amendment and approve the modification by passage of an
appropriate Resolution. Any amendment action also requires prenotification of the affected taxing authorities by registered mail.

The governing State Statute does not specifically require that Plan amendments be reviewed by the Local Planning Agency (Planning & Zoning

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219

Board) for conformity with the Comprehensive Plan, but this may be advisable if there is any question relative to an amendment's conformance with the County Comprehensive Plan. Also, at the time of amendment approval, the original "findings" made at the time of Plan adoption [F.S. 163.360(6)(a-d)] should be reaffirmed with regard to the proposed amendment or modification.

If any provision of this Community Redevelopment Plan or subsequent amendments shall be found to be invalid, unconstitutional or otherwise legally infirm, such provision shall not affect the remaining portions of the Plan.

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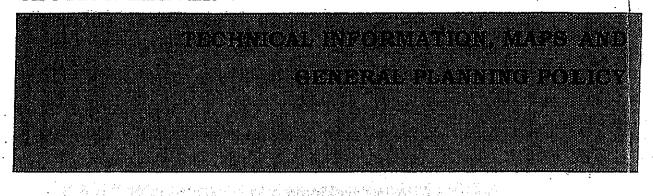
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#### SECTION ELEVEN



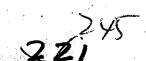
This section of the Plan contains a chart indicating the location of all requirements for a Community Redevelopment Plan as contained in this document and identified in Section 163.362 Florida Statutes.

#### TECHNICAL PLAN ELEMENT

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Legal Description and Justification for the	1
Redevelopment Area Boundaries	
General Description of Redevelopment Area	1 · · · · · · · · · · · · · · · · · · ·
Neighborhood Impact Review	9
Identification of any Capital Improvement Projects in	8
the Redevelopment Area in the CIP Budget	
Affordable Housing Policy Statement	5
Relocation Policy	5
Safeguards and Accountability Element	4
Projected Redevelopment Expenditures	8
Statement Providing a Time Certain for Completing All	4
Redevelopment Tasks	

The following technical elements are addressed in more detail as described below.

- a. Identification of any Capital Improvement Projects in the Redevelopment Area in the CIP Budget:
- b. Statement Providing a Time Certain for Completing
  All Redevelopment Tasks:



As prescribed in Section 163.362(10), F.S., the time certain for the completion of all redevelopment tasks and programs presented in the NARANJA LAKES CRA Plan shall occur 30 years after the plan is approved and adopted pursuant to Section 163.361(1), Florida Statutes. All tax increment financing revenue from all sources will cease to be collected and deposited into the NARANJA LAKES CRA Redevelopment Trust Account after the 30-year period has transpired.

#### c. Governing Policies

The NARANJA LAKES CRA shall adhere to all requirements as set forth in Chapter 163, F.S. and in an Interlocal Agreement approved by the Board of County Commissioners.

To the greatest extent it determines feasible, the NARANJA LAKES CRA will afford maximum opportunity consistent with the needs of the community for private sector participation in redevelopment activities.

The NARANJA LAKES CRA will make every effort to responsibly leverage its financial resources to generate the maximum amount of funding for redevelopment activities. This includes but is not limited to utilizing TIF monies as matching funds for public and private grants.

The NARANJA LAKES CRA will work in concert with groups such as Enterprise Florida, the Beacon Council,

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Chamber South and Merchant's Associations and other community groups to create positive economic development and to foster job creation and business opportunities in the assigned Redevelopment Area.

All NARANJA LAKES CRA development activities shall be subject to Land Development Code,

Comprehensive Plan and the County Code of Ordinances.

The NARANJA LAKES CRA will work with local groups to ensure public input and participation in the implementation of its Redevelopment Plan and activities.

The NARANJA LAKES CRA will work to coordinate and maximize all redevelopment activities with the appropriate local governments, housing authorities, the State of Florida and the Federal Government.

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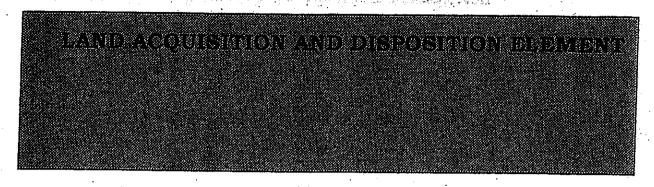
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#### SECTION TWELVE



#### LAND ACQUISITION

As prescribed in the POWERS section of the Interlocal Agreement, the NLCRA has the authority to acquire and dispose of properties in furtherance of redevelopment activities deemed appropriate by both the CRA Board and the Miami-Dade County Board of Commissioners. This plan identifies the 212-acre vacant parcel known as Naranja Lakes Condominiums One, Two, Three, Four and the Recreation Parcel, located east of South Dixie Highway (US-1), between SW 270th Street and SW 280th Street and SW 137th Avenue and SW 152nd Avenue, Miami-Dade County, as the primary site for land acquisition.

The Agency shall support and advocate the private acquisition of this property. In addition, the Naranja Lakes CRA shall reserve the right to cause the redevelopment of this vacant parcel by either directly acquiring or by causing the property to be acquired by the private sector through the

Naranja Lakes Community Redevelopment Plan

request for proposal process. The statutory authority under 163.370 given

to the Agency allows for the implementation of either strategy.

In addition to the priority parcel identified above, this Agency reserves the

right to acquire any other parcel within the redevelopment area for purposes

of redevelopment.

DISPOSITION OF PROPERTIES

The agency shall require the approval of the Miami-Dade County Board of

County Commissioners for the disposition of any property within the

redevelopment area. Any property disposed of by the NLCRA shall be done

so in accordance with section 163.380 FS. The specific procedures and

authorities prescribed by this section are presented in detail in the Powers

section of the interlocal agreement.

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To: Bryan K. Finnie, Director

Office of Community and Economic

Development

From: Diane O Quinn Williams, Director

Department of Planning and Zoning

Date: February 13, 2003

Subject: Naranja Lakes Community

Redevelopment Plan

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Review

Pursuant to your memo dated February 11, 2003 regarding amendments to the Naranja Lakes Community Redevelopment Plan, we have reviewed the amendments submitted in response to our initial review of the plan dated January 30, 2003. The initial review was provided in terms of CRA plans compliance, as provided for in Florida Statutes Chapter 163:360 (2)(a).

Please be advised that the Naranja Lakes Community Redevelopment Plan is acceptable. Further, the above referenced amendments adequately address the initial comments with regards to consistency with the Miami-Dade County Comprehensive Development Master Plan, and compliance with the existing Traditional Neighborhood Development zoning.

If you have any questions or concerns, please contact Lee Rawlinson, Assistant Director for Planning at 305-375-2557, or Maria Crowley, Chief of the Community Planning Section at 305-375-2842.

Thank you.

c.c. Tony E. Crapp, Sr. Assistant County Manager
Geri Bonzon-Keenan, Assistant County Attorney
Silvia Unzueta, Deputy Director, OCED

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# TAKE YOUR KIDS TO WORK DAY! THURSDAY, APRIL 24TH



#### JOIN US FOR LUNCH TIME FUN AT THE WACHOVIA FINANCIAL CENTER

(Former First Union Tower)

BAYSIDE SUMMER FASHION SHOW 12:30 & 1:30 PM

PRESENTED BY:

el Nuevo Herald



The Miami Herald

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COMMUNITY AND ECONOMIC DEVELOPMENT

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#### **PUBLIC NOTICE**

A Public Hearing will be held on May 6, 2003 at 9:00 a.m., by the Miami-Dade County Board of County Commissioners, in the Commission Chambers located on the second floor of the Miami-Dade Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, at which time the Board will consider:

a) a resolution to approve and adopt the Naranja Lakes Community Redevelopment Plan, regarding certain geographic area bounded by S.W. 288<sup>th</sup> Street on the South, S.W. 137 Avenue and Florida Turnpike on the East, S.W. 268th Street and 1st Road on the North and Old Dixie Highway on the West; making certain findings with respect to such redevelopment and such geographic area, under the provisions of the Community Redevelopment Act of 1969, Part III of Chapter 163, Florida Statues;

b) adoption of an Ordinance establishing the Naranja Lakes Redevelopment Trust Fund; providing for appropriation of funds and calculation of increment for deposit into the fund; setting forth the obligation to appropriate to the fund and the duration of obligation; providing for limited county approval of debt; providing for review of financial records and right of audit; providing finding of public purpose; and providing severability, inclusion in the code and an effective date.

All interested parties may appear and be heard at the time and place specified. Copies of the resolution may be obtained from the Clerk Board of County Commissioners, 17<sup>th</sup> Floor, Miami-Dade Stephen P. Clark Center.

A person who decides to appeal any decision made by the board, agency or commission with respect to any matter considered at its meeting or hearing will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Miaminally the constant and services

